



Peacocks, CM19 5NZ  
Harlow







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# Peacocks, CM19 5NZ

**\*\* KINGS GROUP HARLOW ARE DELIGHTED TO OFFER THIS IMMACULATELY PRESENTED, THREE BEDROOM END OF TERRACE HOUSE, WITH GARAGE AND DRIVEWAY FOR THREE CARS IN PEACOCKS, HARLOW \*\***

This beautiful family home for sale is located in the popular Katherines area of Harlow, in Peacocks. In our opinion, this property would be ideal for any first time buyer looking for their first family home or any investor looking to add to their portfolio. The property is approximately 5 minutes walk to local convenience store and Katherine Primary School and is also a 5 minute drive or about half an hour walk to Stewards Academy making it perfect for young families. The M11 is around a 10 minute drive away and gives you direct access into London and Cambridge as well as Stansted Airport.

The property comprises of an entrance hallway with access to the garage, which is fully insulated and has central heating and power points, open plan lounge/diner/kitchen with patio doors to rear garden and modern integrated appliances. The first floor comprises of a family bathroom with underfloor heating and three bedrooms. Externally the property benefits from a good sized low maintenance rear garden with side access and a large storage shed and a garage and driveway for three cars to the front of the property.

To avoid disappointment please call us now to arrange your viewing on 01279 433 033.

## Offers In The Region Of £385,000



- THREE BEDROOM END OF TERRACE HOUSE
- INSULATED GARAGE WITH HEATING AND ELECTRIC
- UNDERFLOOR HEATING IN THE BATHROOM
- MODERN FINISH THROUGHOUT
- CUSTOM MADE BLINDS INCLUDED IN ALL ROOMS EXCEPT BATHROOM

**Entrance Hallway 5'44 x 4'45 (1.52m x 1.22m)**

LED lighting to front of house, double radiator, laminate flooring

**Lounge/Diner 21'94 x 15'35 (6.40m x 4.57m)**

Double glazed window to front aspect, double glazed patio doors leading to rear garden, laminate flooring, stairs leading to first floor landing, coved textured ceiling, double radiator, phone point, TV aerial point, power points with USB charging points, LED lighting

**Kitchen/Dining area 15'32 x 10'30 (4.57m x 3.05m)**

Double glazed window to rear aspect, laminate flooring, marble effect splash backs, a range of base and wall units with flat top marble effect work surfaces, integrated cooker and gas hob, integrated chimney style extractor fan, sink with single drainer unit, integrated fridge/freezer, integrated washing machine, integrated dishwasher, power points, LED lighting in dining area

**First Floor Landing**

Carpeted, power points, LED lighting

**Family Bathroom 7'78 x 6'21 (2.13m x 1.83m)**

Double glazed opaque window to rear aspect, tiled flooring, tiled walls, underfloor heating, panel enclosed bath with thermostatically controlled shower over bath, wash basin with mixer tap and vanity under unit, low level W.C, LED lighting

**Master Bedroom 11'35 x 8'75 (3.35m x 2.44m)**

Double glazed window to front aspect, double radiator, carpeted, wardrobes, power points with USB sockets, TV aerial point

- DRIVEWAY FOR THREE CARS
- SOUGHT AFTER CUL-DE-SAC LOCATION
- OPEN PLAN GROUND FLOOR
- USB CHARGING POINTS
- CLOSE TO LOCAL SHOPS AND AMENITIES

**Bedroom Two 10'64 x 9'57 (3.05m x 2.74m)**

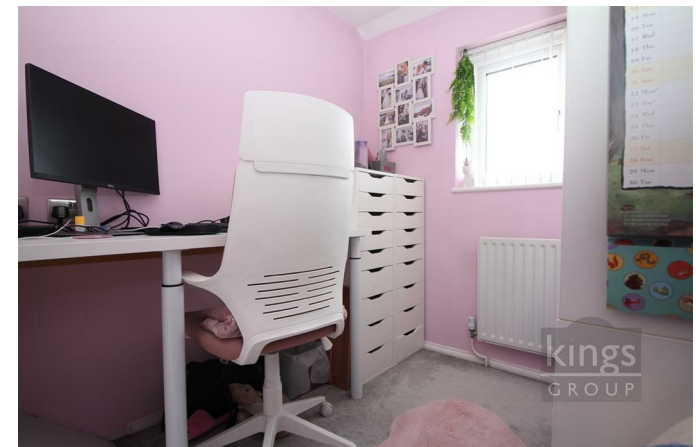
Double glazed window to rear aspect, textured ceiling, wardrobes, carpeted, power points, double radiator

**Bedroom Three 8'55 x 6'37 (2.44m x 1.83m)**

Double glazed window to front aspect, textured ceiling, single radiator, carpeted, power points

**Garage 15'83 x 8'53 (4.57m x 2.44m)**

Double glazed window to side aspect, insulated, double radiator, power points, LED lighting







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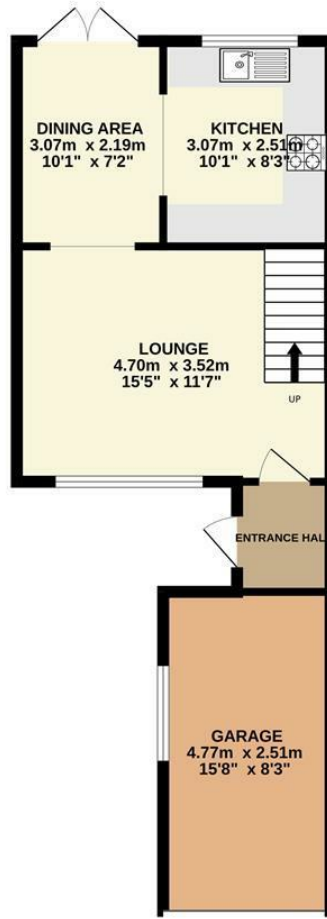




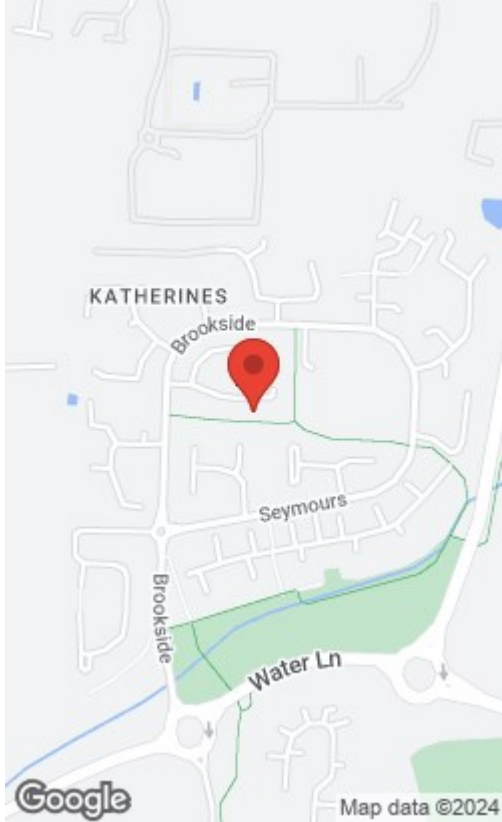
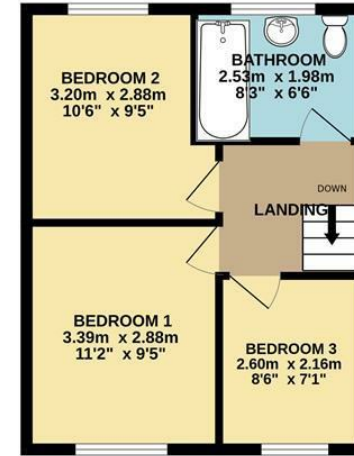


Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

GROUND FLOOR  
45.2 sq.m. (487 sq.ft.) approx.



1ST FLOOR  
33.2 sq.m. (358 sq.ft.) approx.



TOTAL FLOOR AREA: 78.5 sq.m. (845 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.

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