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Church Langley Way
Harlow CM17 9TE
Tel: 01279 410084

Potter Street, Harlow, CM17 9AW
£300,000

Kings Group - Church Langley are delighted to bring to the market on a CHAIN FREE BASIS, this THREE BEDROOM MID TERRACE HOUSE situated in the popular area of Harlow, Potter Street.

This property is in need of modernisation and offers a blank canvas for creating your dream family home.

To the ground floor, you will be invited through entrance hallway leading to a large lounge/diner with doors leading through the rear garden, and a kitchen benefiting from a range of fitted wall and base units. The ground floor benefits from having a store room which can be used as an office room or a utility room.

To the first floor, you will find two well proportioned bedrooms benefiting from built in wardrobes and a further single bedroom. There is a family bathroom and a separate W/C.

The property benefits from having a secluded west facing garden which is mainly laid to patio.

Potter Street is conveniently situated within close proximity to local shop and amenities. The property falls within the catchment area of some of the sought after Primary Schools such as; Church Langley Community Primary School & Henry Moore Primary School. Also, within the catchment area for some of the sought after Secondary Schools such as; Mark Hall Academy & Passmores Academy. There is ease of access to the M11/M25 (Junction 7) by way of the A414.

Lounge/Diner
10'7 x 20'0 (3.23m x 6.10m)

Double glazed windows to the front aspect, carpeted flooring, fire place, power points, sliding door to rear garden.

Kitchen
9'10 x 11'5 (3.00m x 3.48m)

Double glazed windows to the rear aspect, lino flooring, double drainer unit, gas hob, electric oven, space for fridge freezer, plumbing for washing machine, power points.

Store Room

Double glazed windows to the front aspect laminate flooring, power points.

Bedroom One
10'8 x 12'0 (3.25m x 3.66m)

Double glazed windows to the front aspect, carpeted flooring, single radiator, built in wardrobes, power points.

Bedroom Two
8'3 x 11'4 (2.51m x 3.45m)

Double glazed windows to the front aspect, carpeted flooring, single radiator, built in wardrobes, power points.

Bedroom Three
7'8 x 7'8 (2.34m x 2.34m)

Double glazed windows to the rear aspect, carpeted flooring, single radiator, built in wardrobes, power points.

Family Bathroom
5'3 x 5'6 (1.60m x 1.68m)

Double glazed windows to the rear aspect, panel enclosed bath with mixer taps and shower attachment, vinyl flooring, wash basin with separate taps.

W/C

Double glazed windows to rear aspect, vinyl flooring, low level w.c

Garden

West facing garden, mainly laid to lawn.

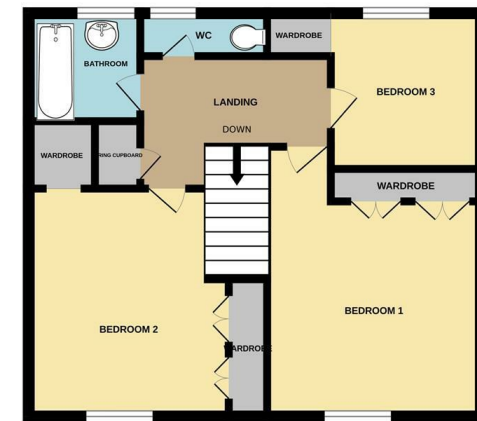
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

GROUND FLOOR



1ST FLOOR



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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