



Bynghams, CM19 5NS  
Harlow





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# Bynghams, CM19 5NS

\*GUIDE PRICE £300,000 - £325,000\*

Kings Group- Harlow are delighted to present to the market this, TWO BEDROOM MID TERRACE HOUSE situated in the ever so popular Katherines area of Harlow, Bynghams.

In our opinion, we believe this property would be an idea purchase for a first time buyer or an investor.

To the ground floor you will be greeted by an inviting entrance hall leading through to the spacious Lounge/Diner which is ideal for relaxing and entertaining, and a modern fitted kitchen benefiting from a range of wall and base units.

To the first floor, you will find two double bedrooms and a three piece shower room.

The property also benefits from having a secluded low maintenance rear garden and a Garage en-bloc.

Bynghams is thoughtfully situated within close proximity to local Schools such as Katherines Primary Academy and Nursery (0.09 miles), Water Lane Primary School (0.68 miles), Milwards Primary (0.91 miles), Jerounds Primary (0.53 miles) and many more all within a short drive or walk away. Bynghams also offers a new owner great commute links with the A414, A10 and M11 all being under a 10 minute drive away and with local bus routes just walking distance from the property commuting around the local area and in and out of London is very easy. Local shops and amenities are also close by with Staple Tye Shopping Center being just a 5 minute drive away there is a wide range of high street shops and supermarkets on offer, The Harvey Center located in Harlow's Town center is also under a 10 minute drive away offering an even wider range of high street shops, restaurants and supermarkets.

This property is not to be missed! To find out more information or to arrange a viewing, Call Kings Group Today!

## Guide Price £300,000



- **Two Bedroom Mid Terrace House**
- **Popular Location**
- **Double Bedrooms**
- **Low Maintenance Secluded Rear Garden**
- **Council Tax Band : C**

- **Garage En-Bloc**
- **Well Maintained**
- **Cul-De-Sac Location**
- **Close Proximity to Primary Schools**
- **EPC Rating: C**

#### **Entrance Hall**

Laminate wood flooring, radiator, stairs to first floor, under stair storage cupboard.

#### **Lounge/Diner 16'9" x 11'9 (5.11m x 3.58m)**

Sliding patio doors to rear aspect, laminated wood flooring, coved to ceiling, radiator.

#### **Kitchen 11'2" x 5'9 (3.40m x 1.75m)**

Window to front aspect, range of wall and base units with worktop over, sink and drainer unit with mixer tap, intergraded four ring gas hob with extractor over, intergraded eye level oven, space for washing machine and fridge-freezer, laminated wood flooring.

#### **First Floor Landing**

Loft access, storage cupboard,

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

Window to rear aspect, radiator, coved to ceiling.

#### **Bedroom Two 12'5" x 11'9 (3.78m x 3.58m)**

Window to front aspect, radiator.

#### **Family Bathroom 6'1 x 5'9 (1.85m x 1.75m)**

Shower cubical, wash hand basin with vanity below, low level flush WC, part tiled, towel radiator.

#### **Rear Garden**

Enclosed panelled fencing with rear pedestrian access, paved and laid to lawn.

#### **Garage En- Bloc**

En-bloc with up and over door.





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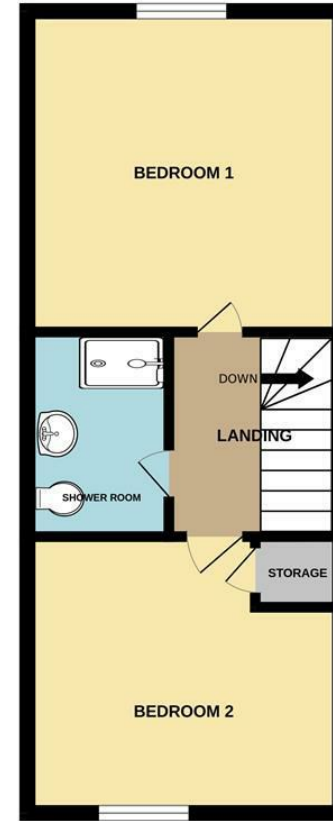
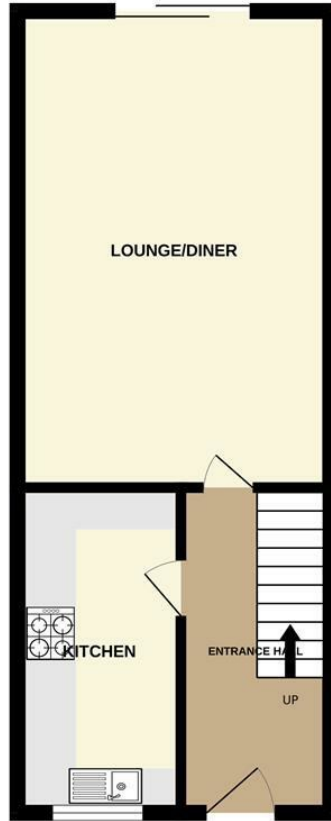


Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> 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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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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