



Little Cattins, CM19 5RN  
Harlow





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GROUP

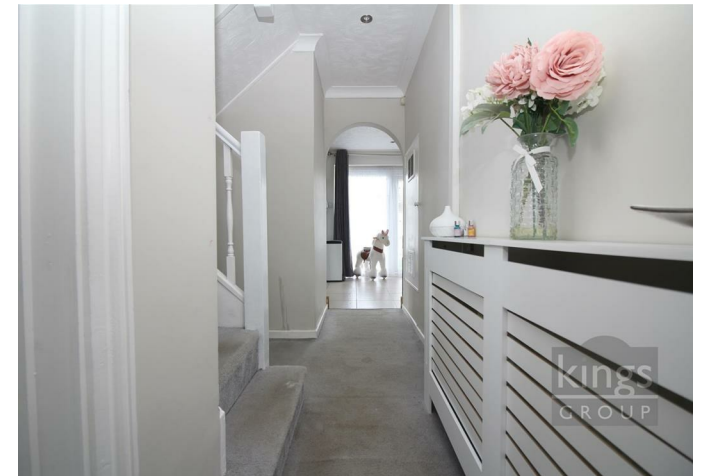
# Little Cattins, CM19 5RN

**\*\* KINGS GROUP HARLOW ARE DELIGHTED TO OFFER THIS WELL PRESENTED, THREE/FOUR BEDROOM END OF TERRACE HOUSE WITH HUGE POTENTIAL IN LITTLE CATTINS, HARLOW \*\***

Located in Little Cattins, Harlow. This spacious property would be ideal for any first time buyer or an investor looking to get on the property ladder. Little Cattins is within the catchments of Water Lane Primary School and Kingsmoor Academy - both of which are OFSTED Good Rated schools, making it perfect for young families. The property is also conveniently located for frequent bus services to the Hospital and Harlow Town Centre. Harlow Town Railway Station is approximately 10 minutes drive away and offers fast links into London with connections to the Victoria Line at Tottenham Hale along with links to Cambridge and Stansted Airport. This spacious property comprises of an entrance hallway with downstairs cloakroom, lounge, large kitchen/diner. The first floor comprises of a family bathroom, three good sized bedrooms one of which could be divided into two separate rooms, ample storage upstairs and downstairs. Externally the property benefits from a good sized rear garden, garage and parking to the rear with rear access and a large side plot which would be suitable for extension (STPP).

To avoid disappointment call us now to book your appointment on 01279 433 033.

## Offers In The Region Of £375,000



- THREE/FOUR BEDROOM END OF TERRACE HOUSE
- GOOD CONDITION THROUGHOUT
- GOOD SIZED REAR GARDEN
- DOWNSTAIRS CLOAKROOM
- CLOSE TO LOCAL SHOPS AND AMENITIES

### Entrance Hallway

Carpeted, double radiator, textured ceiling

### Downstairs W.C. 7'05 x 5'48 (2.26m x 1.52m)

Double glazed opaque window to side aspect, textured ceiling, tiled flooring, low level W.C. corner wash basin, single radiator

### Kitchen/Diner 21'49 x 9'11 (6.40m x 3.02m)

Double glazed window to side aspect, double glazed French doors to rear aspect leading to rear garden, double radiator, tiled flooring, tiled splash backs, a range of base and wall units with granite effect roll top work surfaces, integrated electric cooker, integrated gas hob, space for fridge/freezer, washing machine and tumble dryer in hallway under the stairs

### Lounge 14'82 x 11'29 (4.27m x 3.35m)

Double glazed bay window to front aspect, laminate flooring, textured ceiling, double radiator, TV aerial point, phone point, power points

### First Floor Landing 11'47 x 2'83 (3.35m x 0.61m)

Carpeted, double glazed window to side aspect, power points

### Master bedroom 13'50 x 11'37 (3.96m x 3.35m)

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

### Bedroom Two 12'88 x 9'57 (3.66m x 2.74m)

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

### Bedroom Three 11'39 x 9'76 (3.35m x 2.74m)

Double glazed window to rear aspect, part laminate, part carpeted, power points, textured ceiling

- POTENTIAL FOR EXTENSION (STPP)
- GARAGE TO REAR WITH REAR ACCESS
- SPACIOUS KITCHEN/DINER
- EASY ACCESS TO A414 & M11
- EPC RATING - D

### Family Bathroom 6'67 x 5'53 (1.83m x 1.52m)

Double glazed opaque window to front aspect, tiled walls, tiled flooring, pedestal style wash basin with mixer tap, low level W.C. panel enclosed bath with thermostatically controlled shower over bath, extractor fan





ONE SMALL  
positive  
THOUGHT  
IN THE  
MORNING  
CAN change  
YOUR  
WHOLE DAY

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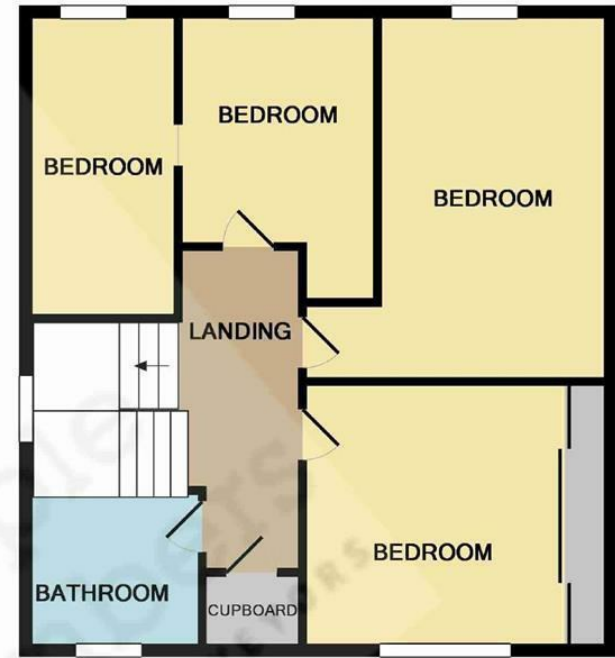
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| Energy Efficiency Rating                    |         | Environmental Impact (CO <sub>2</sub> ) Rating |   |         |                         |
|---|---------|--|---|---------|-------------------------|
| Very energy efficient - lower running costs | Current | Potential                                      | Very environmentally friendly - lower CO <sub>2</sub> emissions | Current | Potential               |
| (92 plus) A                                 |         |  | (92 plus) A   |         |                         |
| (81-91) B                                   |         |  | (81-91) B   |         |                         |
| (69-80) C                                   |         |  | (69-80) C   |         |                         |
| (55-68) D                                   |         |  | (55-68) D   |         |                         |
| (39-54) E                                   |         |  | (39-54) E   |         |                         |
| (21-38) F                                   |         |  | (21-38) F   |         |                         |
| (1-20) G                                    |         |  | (1-20) G  |         |                         |
| 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  
APPROX. FLOOR  
AREA 536 SQ.FT.  
(49.8 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 504 SQ.FT.  
(46.8 SQ.M.)

LITTLE CATTINS, HARLOW CM19  
TOTAL APPROX. FLOOR AREA 1040 SQ.FT. (96.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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