



Felmongers, CM20 3DP  
Harlow





kings  
GROUP

# Felmongers, CM20 3DP

**\*\* KINGS GROUP HARLOW ARE DELIGHTED TO OFFER THIS WELL PRESENTED, SPACIOUS FOUR BEDROOM FAMILY HOME, FOR SALE IN FELMONGERS, HARLOW \*\***

Kings group are delighted to offer for sale this larger than average four bedroom family home, in the sought after CM20 location of Felmongers, Harlow. This well presented house would make an ideal purchase for someone looking for their forever home or alternatively those who require extra space. The property is within 11 minutes walking distance to Cooks Spinney Primary Academy & Nursery as well as just 6 minutes walk from Mark Hall Academy. The property is also within 15 minutes walk to The Stow Shopping Centre where you can find a variety of takeaway restaurants, local convenience stores, pharmacy and salons and walking distance to Old Harlow with Supermarket and more amenities. Also ideal for commuters the property is just a 12 minute drive to the M11 giving you great links in to London and other major cities.

The property comprises of a large entrance hallway with ample storage cupboards, downstairs W.C and shower room, utility room, dining area, large kitchen, conservatory and spacious lounge. The first floor comprises of three double bedrooms, one generous single bedroom and a family bathroom with modern three piece suite. Externally the property benefits from a 100ft plus rear garden with huge courtyard area and ample street parking.

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

## Offers In The Region Of £400,000



- **FOUR BEDROOM TERRACED FAMILY HOME**
- **UTILITY ROOM**
- **CONSERVATORY**
- **LARGE PATIO AREA**
- **CLOSE TO LOCAL SHOPS AND AMENITIES**

**Entrance Hallway 8'93 x 8'15 (2.44m x 2.44m)**

Single radiator, wooden flooring, stairs leading to first floor landing, storage cupboard

**Ground floor shower room 7'89 x 4'94 (2.13m x 1.22m)**

Double glazed opaque window to side aspect, tiled flooring, tiled walls, low level W.C. wash basin with vanity unit and mixer tap, shower cubicle with thermostatically controlled shower, extractor fan, heated towel rail

**Dining Room 13'20 x 8'16 (3.96m x 2.44m)**

Wooden flooring, storage cupboards, openings to kitchen/lounge and Hallway, power points, double radiator

**Utility Room 8'30 x 5'23 (2.44m x 1.52m)**

Tiled flooring, a range of base and wall units with roll top granite effect work surfaces, double glazed window, power point, single radiator

**Kitchen 12'83 x 9'66 (3.66m x 2.74m)**

Double glazed window to rear aspect, tiled flooring, a range of base and wall units with flat top work surfaces, space for fridge/freezer, plumbing for washing machine, integrated electric oven and gas hob, power points, double glazed door leading to conservatory, double radiator

**Lounge 24'44 x 10'50 (7.32m x 3.05m)**

Wooden flooring, double glazed bay window to front aspect, double glazed patio doors leading to conservatory, TV aerial point, phone point, power points, double radiator

**Conservatory 10'76 x 10'69 (3.05m x 3.05m)**

Wooden flooring, double glazed windows, French doors leading to rear garden

**First Floor Landing 9'19 x 5'83 (2.74m x 1.52m )**

Wooden flooring, storage cupboard

- **DOWNSTAIRS SHOWER ROOM**
- **SPACIOUS THROUGHOUT**
- **100FT PLUS REAR GARDEN**
- **AMPLE STREET PARKING**
- **EASY ACCESS TO M11 & A414**

**Family Bathroom 8'15 x 5'49 (2.44m x 1.52m)**

Tiled flooring, double glazed opaque window to rear aspect, low level W.C. sink with mixer tap and vanity under unit, panel enclosed bath with thermostatically controlled shower over bath, heated towel rail

**Master Bedroom 11'60 x 10'44 (3.35m x 3.05m)**

Double glazed window to front aspect, wooden flooring, built in storage cupboard, TV aerial point, power points, single radiator

**Bedroom Two 10'45 x 10'41 (3.05m x 3.05m )**

Double glazed window to rear aspect, wooden flooring, single radiator, power points

**Bedroom Three 13'76 x 8'84 (3.96m x 2.44m)**

Double glazed window to rear aspect, wooden flooring, single radiator, power points

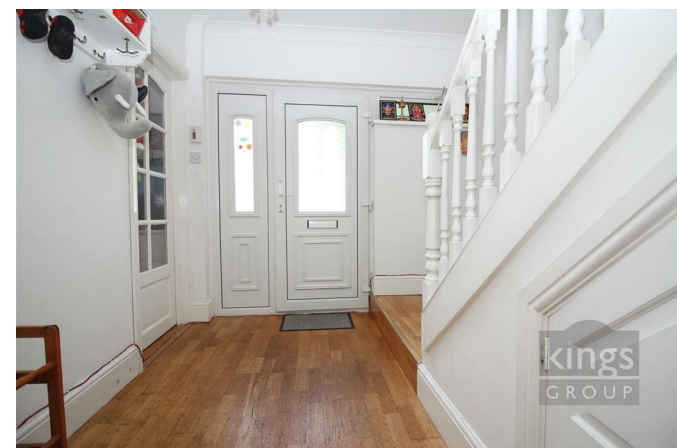
**Bedroom Four 8'65 x 8'30 (2.44m x 2.44m )**

Double glazed window to front aspect, wooden flooring, power points, single radiator

Council Tax Band - D

Flood risk - No risk

Year built - 1955 - 1960





KINGS  
GROUP

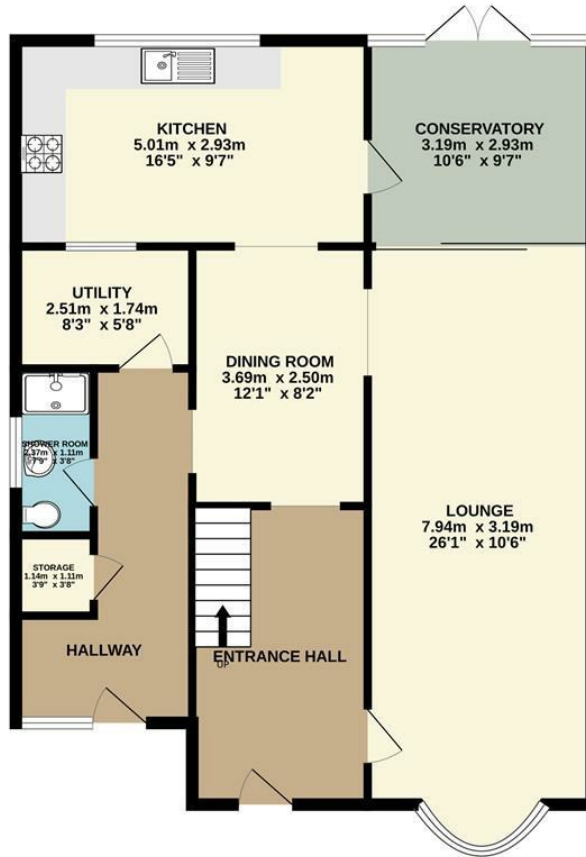


kings  
GROUP

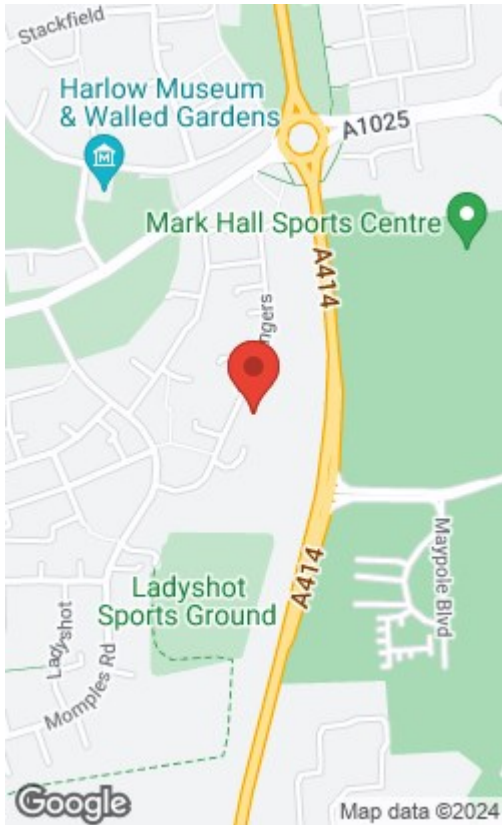
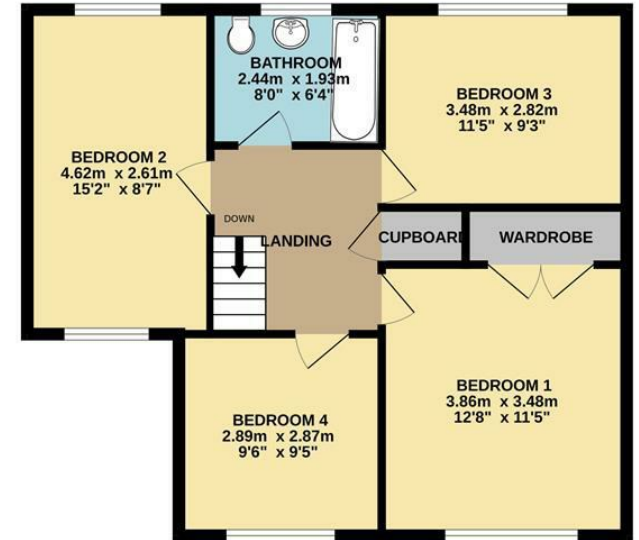


Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <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  
87.1 sq.m. (937 sq.ft.) approx.



1ST FLOOR  
57.7 sq.m. (621 sq.ft.) approx.



TOTAL FLOOR AREA: 144.7 sq.m. (1558 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.  
Made with Metropix ©2024

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.

19 Eastgate, Harlow, Essex, CM20 1HP  
T: 01279 433033  
E:  
www.kings-group.net

