



Abbotsweld, CM18 6TJ
Harlow





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** KINGS GROUP HARLOW ARE DELIGHTED TO OFFER THIS TWO/THREE BEDROOM MID-TERRACED HOUSE FOR SALE IN THE ABBOTSWELD, HARLOW **

This spacious two (potentially three) bedroom property is situated close to all the local amenities and schools, making it ideal for families with young children. Staple Tye Shopping Centre is just a 15 minute walk away where you have a range of supermarkets, takeaway restaurants, salons and the new Lister Medical Centre. The property is also just a 5 minute walk to Abbotsweld Primary School and 15 minute walk to Stewards Academy. The property is situated within easy reach of the M11 and A414 giving you direct access into London, Cambridge and Stansted Airport. In our opinion this property would make an ideal first time buyer purchase for those looking to put their own stamp on a property or a lovely home movers purchase for those looking to upsize and create their perfect family home.

The property comprises of an entrance hallway, spacious lounge with patio doors leading to rear garden, kitchen/diner. The first floor comprises of two good sized bedrooms with (third) bedroom off of another and a wet room. Externally the property comprises of a lovely rear garden with rear access and brick built storage shed and ample street parking.

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

Offers In The Region Of £325,000



- TWO/THREE BEDROOM MID-TERRACE HOUSE FOR SALE
- GOOD SIZE KITCHEN/DINER
- POTENTIAL FOR LOFT CONVERSION (STPP)
- SOUGHT AFTER LOCATION
- COUNCIL TAX BAND - C

Entrance Hallway

Carpeted, single radiator

Diner 11'7 x 8'2 (3.53m x 2.49m)

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

Kitchen 10'5 x 8'2 (3.18m x 2.49m)

Double glazed window to rear aspect, double glazed door to rear aspect leading to rear garden, tiled flooring, tiled splash backs, textured ceiling, a range of base and wall units with roll top granite effect work surfaces, space for gas cooker, plumbing for washing machine, integrated fridge/freezer, power points

Lounge 17'8 x 12'6 (5.38m x 3.81m)

Double glazed window to front aspect, double glazed patio door to rear aspect, carpeted, coved textured ceiling, single radiator, TV aerial point, phone point, power points

First Floor Landing

Carpeted, textured ceiling

Master Bedroom 11'10 x 11'5 (3.61m x 3.48m)

Double glazed window to front aspect, coved textured ceiling, carpeted, built in storage cupboard, single radiator, power points

Bedroom Two 10'01 x 7'8 (3.07m x 2.34m)

Double glazed window to front aspect, carpeted, door leading to other bedroom, single radiator, power points, coved textured ceiling

Bedroom (Three) 9'4 x 7'6 (2.84m x 2.29m)

Double glazed window to rear aspect, built in storage cupboard, power points, carpeted

Family Shower Room 8'2 x 5'10 (2.49m x 1.78m)

- SPACIOUS FAMILY HOME
- LOVELY REAR GARDEN WITH REAR ACCESS
- AMPLE STREET PARKING DIRECTLY OUTSIDE
- CLOSE TO LOCAL SHOPS AND AMENITIES
- EPC RATING - D

Double glazed window to rear aspect, tiled walls, pedestal wash basin, low level W.C. electric shower





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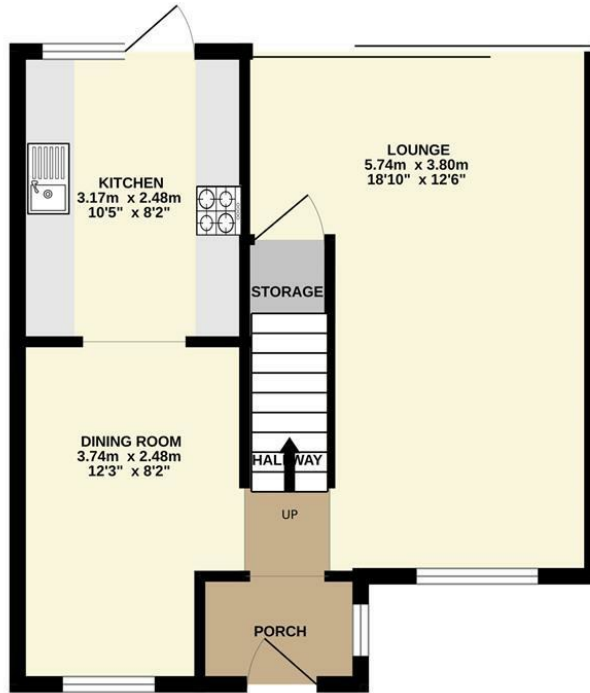
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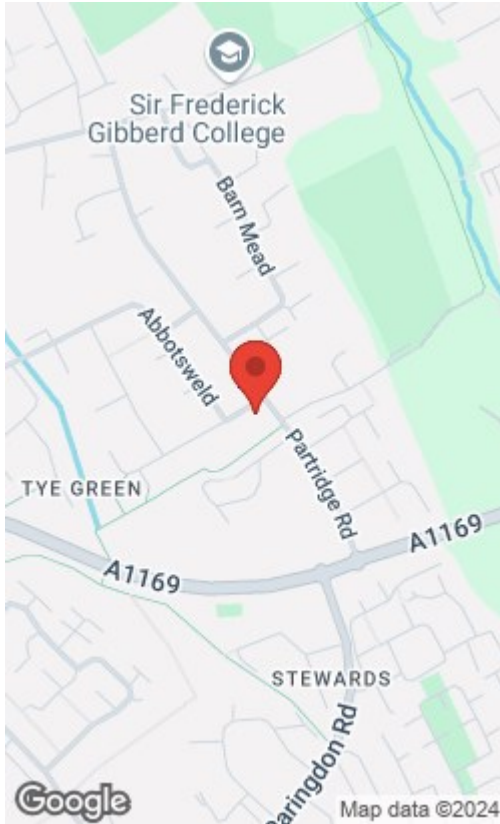
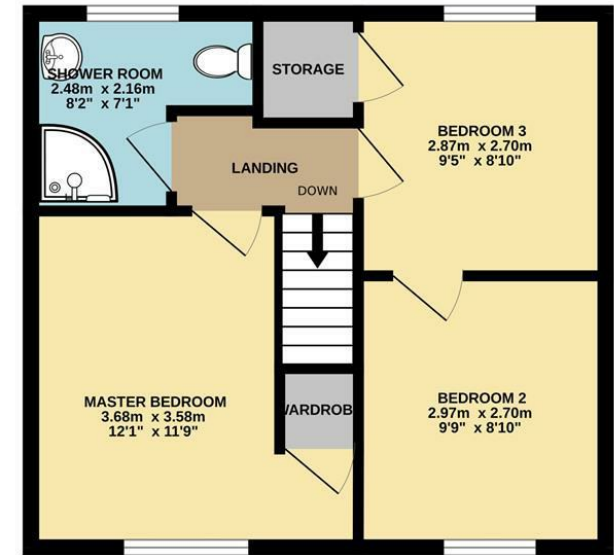
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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
40.4 sq.m. (435 sq.ft.) approx.



1ST FLOOR
36.6 sq.m. (394 sq.ft.) approx.



TOTAL FLOOR AREA : 77.1 sq.m. (830 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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