



Finchmoor, CM18 6UD  
Harlow







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# Finchmoor, CM18 6UD

**\*\* KINGS GROUP HARLOW ARE DELIGHTED TO OFFER THIS WELL PRESENTED, CHAIN FREE, THREE BEDROOM SEMI-DETACHED HOUSE FOR SALE, WITH FANTASTIC DEVELOPMENT POTENTIAL IN FINCHMOOR, HARLOW \*\***

Exclusive to Kings Group for sale in the popular area of Finchmoor. This spacious property has huge potential for further extension (STPP) and would make the perfect family forever home, ideal for first time buyers and Home Movers looking to upsize. Situated in a quiet cul-de-sac the property feels secluded but is still within easy reach of the local amenities. The property is just a 6 minute walk from Staple Tye Shopping Centre where you will find a supermarket, variety of takeaway restaurants, pharmacy, salons and also the Lister medical center as well as a 7 minute walk from Abbotsweld Primary School and 12 minute walk from Stewards Academy.

The property comprises of spacious entrance hallway, kitchen/diner with access to garden and garage, bedroom on the ground floor. The first floor comprises of spacious open plan lounge/diner with patio doors leading to large rear garden. The second floor comprises of two bedrooms and a family bathroom. Externally the property benefits from a front garden, garage, driveway and large rear garden. The property further benefits from huge development potential having had a rear extension and double story side extension approved by Harlow Council in previous years.

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

## Offers In The Region Of £425,000



- **THREE BEDROOM SEMI-DETACHED HOUSE**
- **POTENTIAL FOR REAR EXTENSION (STPP)**
- **GARAGE AND DRIVEWAY**
- **LARGE REAR GARDEN**
- **SOUGHT AFTER CUL-DE-SAC LOCATION**

**Entrance Hallway 15'2 x 5'7 (4.62m x 1.70m)**

Double glazed window to front aspect, wooden flooring, doors leading to bedroom three and kitchen, stairs leading to first floor landing, power points, double radiator

**Bedroom Three 12'1 x 6'7 (3.68m x 2.01m)**

Wooden flooring, double glazed window to front aspect, double radiator, power points

**Kitchen 12'1 x 10'6 (3.68m x 3.20m)**

Double glazed bay window to front aspect, double glazed French door to side aspect leading to rear garden and garage, tiled flooring, tiled splash backs, a range of base and wall units with granite effect roll top work surfaces, sink with single drainer unit, plumbing for washing machine, space for fridge/freezer, power points

**First Floor Landing 2'9 x 5'7 (0.84m x 1.70m)**

wooden flooring, storage cupboard, stairs leading to second floor landing

**Lounge 12'3 x 13'5 (3.73m x 4.09m)**

Double glazed window to side aspect, double glazed patio doors leading to rear garden, wooden flooring, opening to dining area, feature fireplace with brick surround, TV aerial point, phone point, power points, double radiator

**Dining Room 14'11 x 9'8 (4.55m x 2.95m)**

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

**Second Floor Landing 2'9 x 5'7 (0.84m x 1.70m)**

Wooden flooring, doors leading to bedrooms and family bathroom

- **HUGE DEVELOPMENT POTENTIAL**
- **POTENTIAL FOR DOUBLE STORY SIDE EXTENSION (STPP)**
- **SPACIOUS OPEN PLAN LOUNGE/DINER**
- **TWO STORAGE SHEDS TO REAR OF PROPERTY**
- **CLOSE TO LOCAL SHOPS AND AMENITIES**

**Bedroom One 12'1 x 10'6 (3.68m x 3.20m)**

Double glazed window to front and side aspect, wooden flooring, built in wardrobes, double radiator, power points

**Bedroom Two 12 x 6'7 (3.66m x 2.01m)**

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

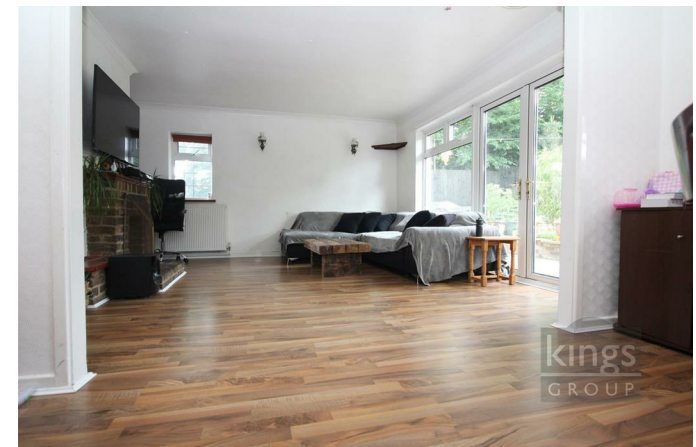
**Family Bathroom 5'7 x 7'11 (1.70m x 2.41m)**

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

**Garage 17'4 x 11'2 (5.28m x 3.40m)**

Double glazed French door to side and rear aspect, windows to side and rear aspect, power, potential for double story extension

Council Tax Band - C  
EPC Rating - E  
Flood Risk - Very Low







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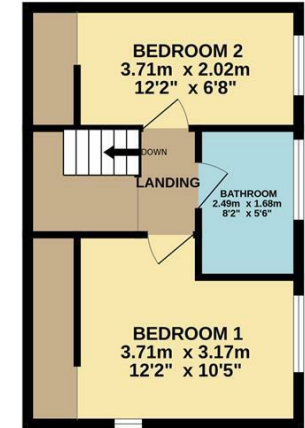
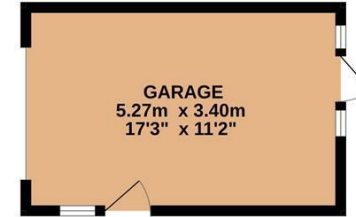
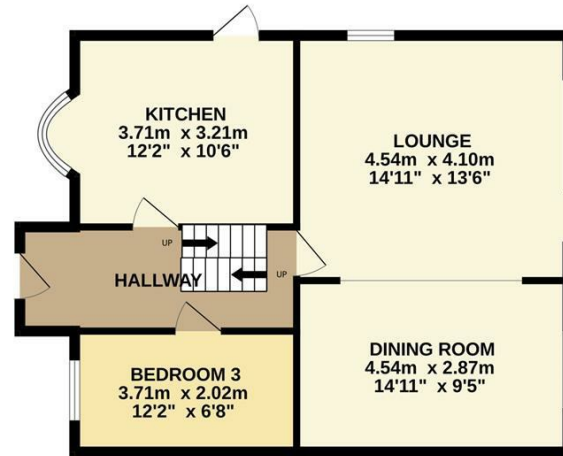
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

GROUND FLOOR  
77.6 sq.m. (835 sq.ft.) approx.

1ST FLOOR  
31.6 sq.m. (341 sq.ft.) approx.



TOTAL FLOOR AREA : 109.2 sq.m. (1176 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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