



Turvin Crescent, CM20 2FW
Harlow





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** KINGS GROUP HARLOW ARE DELIGHTED TO OFFER THIS IMMACULATELY PRESENTED TWO BEDROOM COACH HOUSE FOR SALE, IN THE HIGHLY SOUGHT AFTER GILSTON PARK DEVELOPMENT **

Welcome to Turvin Crescent, Gilston, Harlow - a charming location for this delightful two-bedroom coach house. This property boasts a modern and stylish design, with immaculate presentation throughout that is sure to impress even the most discerning buyer. Upon entering, you are greeted by a spacious reception room that offers a comfortable and inviting space to relax and entertain. The property features two well-appointed bedrooms, providing ample space for your family, guests, or even a home office.

One of the highlights of this coach house is the two bathrooms, including an en-suite to the master bedroom, offering convenience and luxury for the residents. The en-suite adds a touch of elegance and privacy, making it a perfect retreat after a long day. Situated in a highly sought-after development, this property offers not only a beautiful living space but also a sense of community and security. The garage and parking space provide convenience for those with vehicles, ensuring that parking is never a hassle. Overall, this two-bedroom coach house in Turvin Crescent is a fantastic opportunity for anyone looking for a modern, well-maintained property in a desirable location. Don't miss out on the chance to make this house your home!

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

Offers In The Region Of £350,000



- **TWO BEDROOM COACH HOUSE**
- **GARAGE**
- **IMMACULATE CONDITION THROUGHOUT**
- **WALKING DISTANCE OF HARLOW TOWN TRAIN STATION**
- **SERVICE CHARGE AND GROUND RENT - £750,00 PA**

Entrance Hallway

Carpeted, double radiator, double glazed window to rear aspect, power points

Lounge/Diner 18'4 x 11'0 (5.59m x 3.35m)

Amtico flooring, double glazed window to front aspect, double glazed French doors to front aspect leading to Juliette balcony, double radiator, TV aerial point, power points

Kitchen 10'7 x 7'0 (3.23m x 2.13m)

Double glazed window to rear aspect, amtico flooring, spotlights, a range of base and wall units with roll top work surfaces, sink with double drainer unit, integrated fridge/freezer, integrated washing machine, integrated dish washer, integrated electric cooker and gas hob, power points

Family Bathroom 7'10 x 7'0 (2.39m x 2.13m)

Double glazed opaque window to rear aspect, tiled flooring, tiled walls, spotlights, pedestal style wash basin, low level W.C. shaver point, extractor fan, spotlights, panel enclosed bath with shower over bath, double radiator

Master Bedroom 18'4 x 9'3 (5.59m x 2.82m)

Double glazed French doors to front aspect leading to Juliette Balcony, carpeted, fitted wardrobes, power points, TV aerial point, double radiator

En-Suite 7'7 x 5'4 (2.31m x 1.63m)

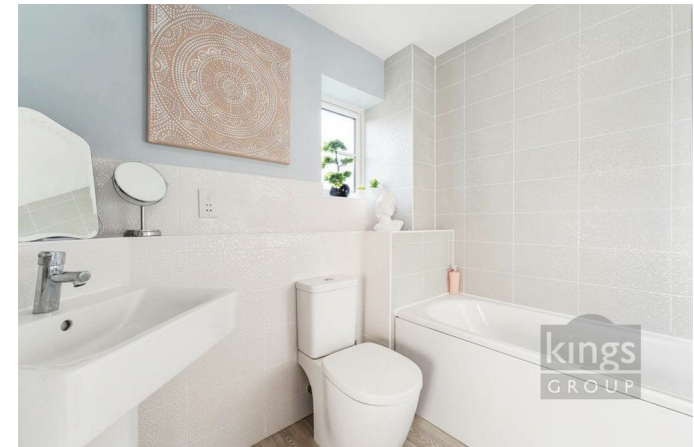
Shower cubicle with electric shower, pedestal style wash basin with mixer tap, low level W.C. tiled splash backs, tiled flooring, double radiator, shaver point, extractor fan

Bedroom Two 12'0 x 10'3 (3.66m x 3.12m)

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

- **EN-SUITE TO MASTER**
- **ONE PARKING SPACE**
- **SOUGHT AFTER DEVELOPMENT**
- **LEASE REMAINING - 241 YEARS**
- **EPC RATING - B - COUNCIL TAX BAND - C**

Garage 18'6 x 8'4 (5.64m x 2.54m)





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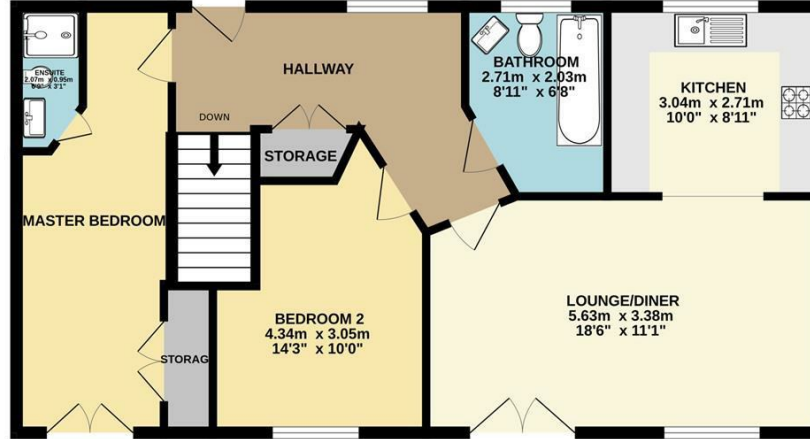
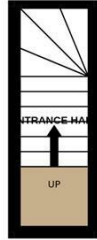
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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
3.7 sq.m. (40 sq.ft.) approx.

FIRST FLOOR
67.6 sq.m. (727 sq.ft.) approx.

2ND FLOOR
14.5 sq.m. (156 sq.ft.) approx.



TOTAL FLOOR AREA : 85.8 sq.m. (923 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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