



Ridgeways, CM17 9HH
Harlow





kings
GROUP

Ridgeways, CM17 9HH

Welcome to this charming 2-bedroom mid-terrace house located in the sought-after area of Ridgeways, Harlow. As you step into this delightful property, you are greeted by a cosy reception room, perfect for relaxing or entertaining guests.

This lovely home boasts two generously sized bedrooms, both adorned with fitted wardrobes offering ample storage space. The family bathroom is ideal for unwinding after a long day.

One of the highlights of this property is the newly fitted modern kitchen. The boiler was installed four years ago and is still under warranty.

Outside, you'll find a garage and a convenient parking space. The rear garden, with its rear access, provides a tranquil space for outdoor activities or simply enjoying a cup of tea in the fresh air.

Don't miss the opportunity to make this house your home. With its desirable location, modern amenities, and charming features, this property is sure to capture your heart. Contact us today to arrange a viewing and start envisioning your life in this wonderful home in Ridgeways, Harlow.

Offers In The Region Of
£340,000



- TWO BEDROOM MID-TERRACE HOUSE
- DOWNSTAIRS W.C.
- REAR ACCESS
- GARAGE AND ONE PARKING SPACE
- CLOSE TO LOCAL SHOPS AND AMENITIES

Hallway

Stairs to First floor landing, single radiator, laminate flooring, power points

Cloak room (WC) 5'78x2'77 (1.52mx0.61m)

Double glazed opaque window to front aspect, textured ceiling, tiled splash backs, single radiator, vinyl flooring, wash basin with vanity unit under, low level flush

Lounge 14'49x13'06 (4.27mx4.11m)

Double glazed windows, textured ceiling, double radiator, laminate flooring, phone point, TV aerial point, power points, under stairs storage cupboard, double glazed patio doors leading to garden

Kitchen 10'42x6'36 (3.05mx1.83m)

Double glazed windows to front aspect, waterproof laminate flooring, tiled splash backs, base & wall units with flat top work surfaces, marble effect work surfaces, integrated cooker, electric oven, gas hob, chimney style extractor, double drainer unit, space for fridge freezer, plumbing for washing machine, textured ceiling, power points

First floor landing

Carpeted flooring, power points

Family Bathroom 6'21x6'38 (1.83mx1.83m)

Textured ceiling, tiled splash backs, single radiator, vinyl flooring, extractor fan, panel enclosed bath with shower over bath, pedestal wash basin with vanity unit under, low level flush WC

Bedroom 1 13'09x9'07 (4.19mx2.92m)

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

- NEWLY FITTED KITCHEN
- TWO DOUBLE BEDROOMS
- STORAGE SHED WITH POWER
- SOUGHT AFTER CUL-DE-SAC LOCATION
- EASY ACCESS TO A414 & M11

Bedroom 2 11'07x8'60 (3.53mx2.44m)

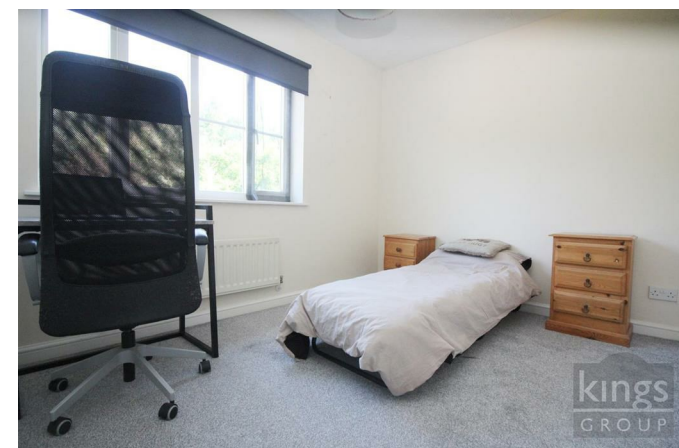
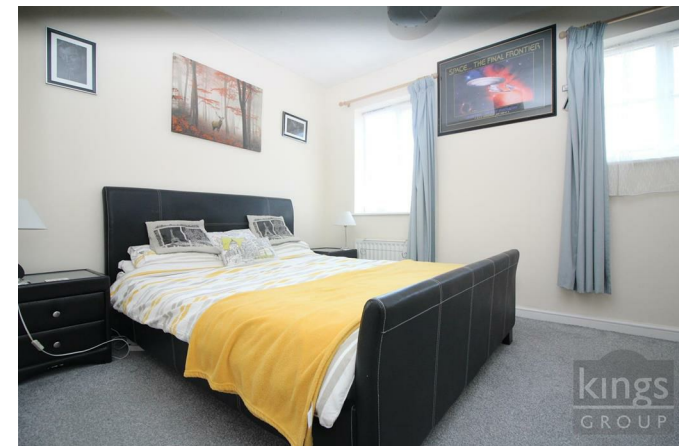
Double glazed windows to rear aspect, textured ceiling, single radiator, carpeted flooring, built in storage cupboard, power points

Garden

Shed with power, outside tap, gate to rear

Council Tax band - C

EPC Rating - C





kings
GROUP



kings
GROUP

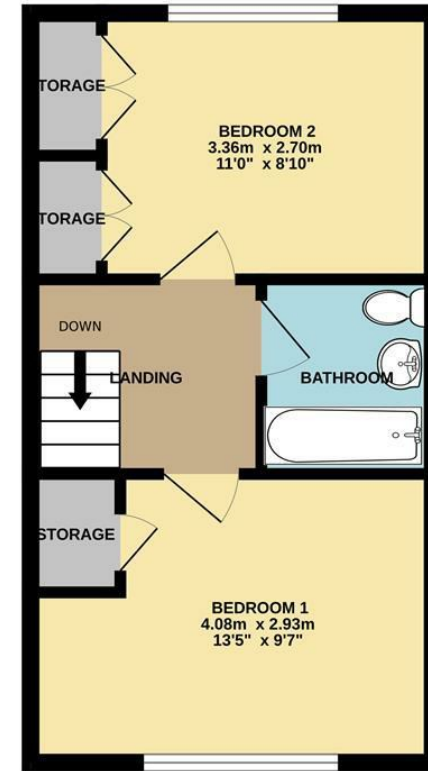
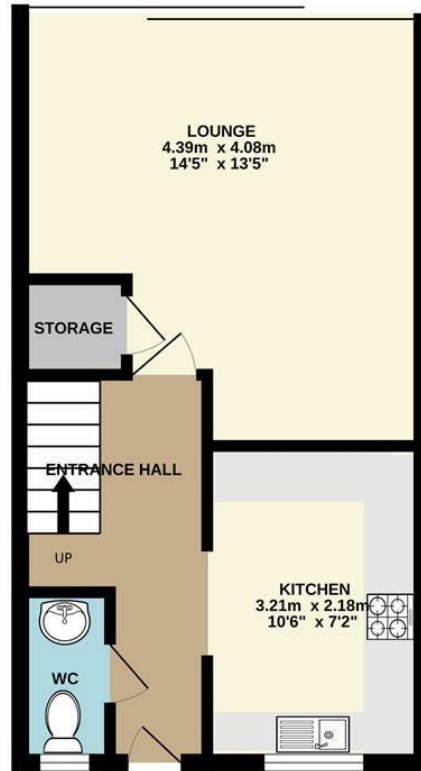


| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not 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
31.0 sq.m. (334 sq.ft.) approx.

1ST FLOOR
31.0 sq.m. (334 sq.ft.) approx.



TOTAL FLOOR AREA : 62.1 sq.m. (668 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.

Unit 4, Church Langley Way, Harlow,
Essex, CM17 9TE
T: 01279 410084
E:
www.kings-group.net

