



The Gardiners, CM17 9QU
Harlow





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This charming CHAIN FREE TWO BEDROOM MID TERRACE HOUSE is situated in a peaceful cul-de-sac off The Gardiners, offering a serene and family-friendly setting. The property comes with the added benefit of allocated parking for two cars, ensuring convenience for residents and visitors alike.

Upon entering, you are welcomed by an inviting entrance hall that leads into a spacious and comfortable family lounge, ideal for relaxing or entertaining. The adjacent kitchen/diner is fitted with a range of modern wall and base units, providing ample storage space, and features a door that opens onto the rear garden, offering seamless indoor-outdoor living.

The secluded rear garden is a tranquil retreat, primarily laid to patio, making it easy to maintain, with beautifully maintained plants and shrub borders adding a touch of greenery and privacy. It's an ideal space for outdoor dining, relaxing, or gardening enthusiasts. The thoughtful layout of the home ensures that the garden is easily accessible from the kitchen, making it perfect for hosting family barbecues or simply enjoying a quiet moment outdoors.

Upstairs, the first floor features a generously sized master bedroom, complete with two built-in wardrobes, offering plenty of storage space. A further single bedroom also benefits from built-in wardrobes, making it an excellent option for a guest room, child's room, or home office. The modern, fitted family bathroom boasts a stylish three-piece suite, complete with a shower cubicle, providing everything needed for comfort and convenience.

This property is a fantastic opportunity for first-time buyers or those looking to downsize in a desirable location. To not miss this fantastic opportunity to get on the property ladder or looking to downsize, call us today to arrange a viewing!

Offers In Excess Of £325,000



- **TWO BEDROOM MID TERRACE FAMILY HOME**
- **CHAIN FREE**
- **IDEAL FIRST TIME PURCHASE**
- **SECLUDED LOW MAINTENANCE REAR GARDEN**
- **CLOSE TO M11/M25**

Lounge 12'60 x 13'61 (3.66m x 3.96m)

Double glazed window to the front aspect, covered and textured ceiling, single radiator, carpeted flooring, power points.

Kitchen 12'55 x 9'08 (3.66m x 2.95m)

Double glazed windows to the rear aspect, double radiator, vinyl flooring, tiled splash backs, a range of wall and base units with roll top work surfaces, electric oven, electric hob, integrated extractor fan, space for fridge freezer, plumbing for washing machine, textured ceiling, double glazed door leading to rear garden

Bedroom One 10'64 x 10'17 (3.05m x 3.05m)

Double glazed windows to the front aspect, single radiator, carpeted flooring, two built in wardrobes, power points.

Bedroom Two 6'22 x 9'87 (1.83m x 2.74m)

Double glazed windows to the rear aspect, textured ceiling, single radiator, carpeted flooring, built in wardrobes, power points.

Family Bathroom 6'02 x 5'35 (1.88m x 1.52m)

Double glazed windows to the rear aspect, textured ceiling, part tiled walls, single radiator, vinyl flooring, extractor fan, shower cubicle with electric power, wash basin with mixer taps and vanity unit underneath, low level w.c, shaver point

Garden

Mainly laid to patio with plants and shrubs borders.

Locality

Schools
 Church Langley Community Primary School (0.3 miles),
 Potter Street Academy (0.38 miles)
 Passmores Academy (0.55 miles), Mark Hall Academy

- **TWO ALLOCATED PARKING SPACES**
- **MASTER BEDROOM WITH BUILT IN WARDROBES**
- **WELL PRESENTED THROUGH OUT**
- **CLOSE TO LOCAL SHOPS,SCHOOLS AND AMENITIES**

(1.01 miles)

Transport Links:

Harlow Mill Rail Station (1.77 miles), Harlow Town Rail Station (1.80 miles)
 M11 via J7 (1.57 miles)

Flood Risk: Rivers & Seas - Low, Surfaces Water - Low

Build: Standard Construction - Brick and Tile.

Tenure: Freehold

Parking: Two Allocated Parking Spaces



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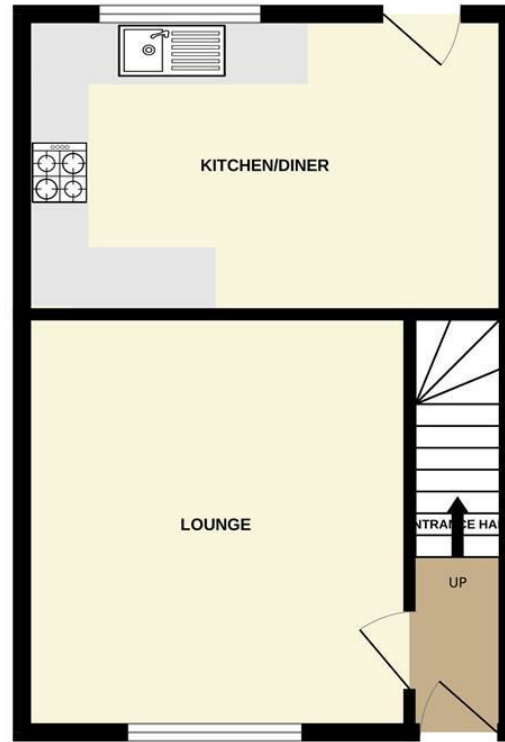
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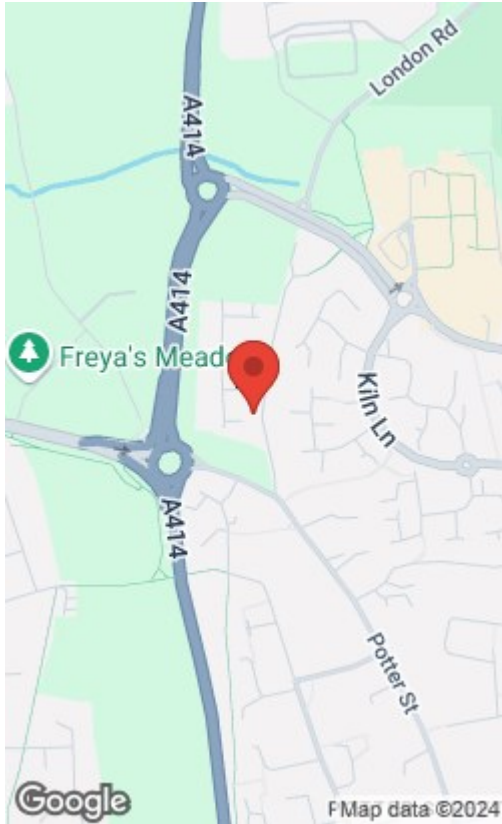
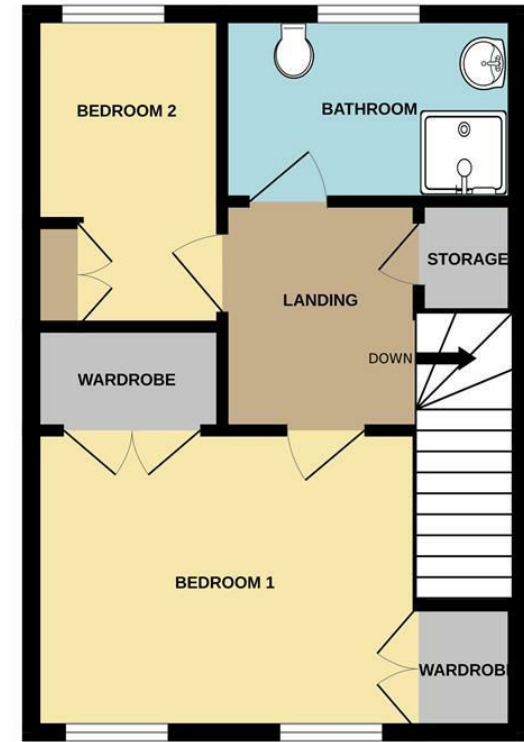
Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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



1ST FLOOR



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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