



The Gardiners, CM17 9QU
Harlow





The Gardiners, CM17 9QU

**** KINGS GROUP ARE DELIGHTED TO PRESENT THIS WELL PRESENTED, CHAIN FREE, TWO BEDROOM TERRACED HOUSE, IN THE GARDINERS, CHURCH LANGLEY ****

GUIDE PRICE - £325,000 - £335,000

Nestled in the desirable area of The Gardiners, Harlow, this charming two-bedroom mid-terrace house presents an excellent opportunity for both first-time buyers and those looking to downsize. The property is chain-free and has been well presented throughout, ensuring a smooth transition for its new owners.

Upon entering, you will find a newly fitted modern kitchen that boasts integrated appliances and elegant quartz worktops, perfect for culinary enthusiasts. The reception room offers a welcoming atmosphere, ideal for both relaxation and entertaining guests. Both bedrooms are generously sized and feature fitted wardrobes, providing ample storage space and comfort. The family bathroom, located on the first floor, is equipped with a three-piece suite, catering to all your needs.

The rear garden is a delightful retreat, featuring an artificial lawn and patio area, making it a low-maintenance space for outdoor enjoyment. Additionally, the property benefits from two allocated parking bays to the front of the property ensuring convenience for residents and visitors alike.

Situated close to local shops and amenities, this home is also within the catchment area of sought-after schools, making it an ideal choice for families. With easy access to the A414 and M11, commuting to nearby towns and cities is a breeze. This property truly offers a perfect blend of comfort, convenience, and modern living. Don't miss the chance to make this lovely house your new home.

Guide Price £325,000



- **GUIDE PRICE - £325,000 - £335,000**
- **TWO BEDROOM MID-TERRACE HOUSE**
- **REAR GARDEN WITH ARTIFICIAL LAWN AND PATIO AREA**
- **SOUGHT AFTER CUL-DE-SAC LOCATION**
- **CLOSE TO LOCAL SHOPS AND AMENITIES**

Property Information

Tenure - Freehold

Construction Type - Brick Built (standard construction)

Flood Risk - Rivers and Seas - very low - Surface Water - very low

Council Tax Band - C

EPC Rating - TBC

Parking - Two allocated bays to front

Entrance Hallway 9'34 x 6'08 (2.74m x 2.03m)

Carpeted, stairs leading to first floor landing, opening to kitchen

Kitchen 10'01 x 6'26 (3.07m x 1.83m)

Double glazed window to front aspect, Vinyl flooring, a range of base and wall units with flat top marble effect Quartz worktops, integrated undercounter fridge and freezer, integrated washing machine, system boiler, brand new integrated electric oven and induction hob, chimney style extractor fan, sink with single drainer unit, power points

Lounge 12'53 x 12'60 (3.66m x 3.66m)

Double glazed French doors to rear aspect leading to rear garden, laminate flooring, single radiator, coved textured ceiling, TV aerial point, phone point, power points

First Floor Landing

Carpeted, loft access, airing cupboard

Master Bedroom 9'88 x 10'66 (2.74m x 3.05m)

Double glazed window to front aspect, laminate flooring, built in wardrobe, single radiator, power points

Bedroom Two 10'10 x 6'41 (3.30m x 1.83m)

Double glazed window to rear aspect, laminate flooring, built in wardrobe, single radiator, power points

- **CHAIN FREE**
- **NEWLY FITTED KITCHEN WITH INTEGRATED APPLIANCES**
- **TWO ALLOCATED PARKING SPACES TO FRONT**
- **FITTED WARDROBES IN BOTH BEDROOMS**
- **EASY ACCESS TO A414 AND M11**

Family Bathroom 6'08 x 5'94 (2.03m x 1.52m)

Double glazed opaque window to rear aspect, tiled flooring, panel enclosed bath with shower attachment over bath, pedestal style wash basin, low level flush W.C. tiled walls, heated towel rail, extractor fan

External

Two allocated parking spaces to the front of the property, rear garden with artificial grass and patio area, wooden storage shed, storage cupboard to front housing metres





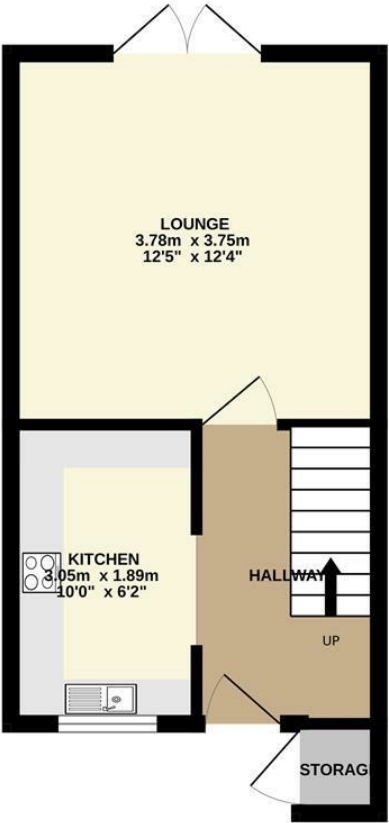




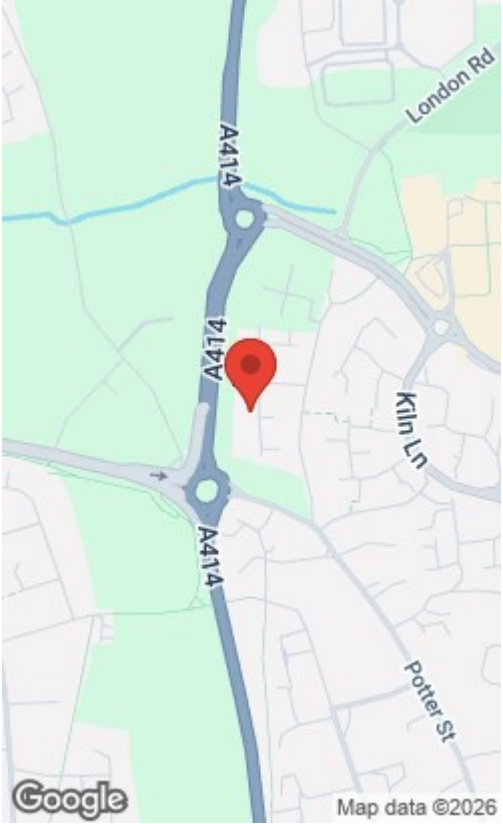
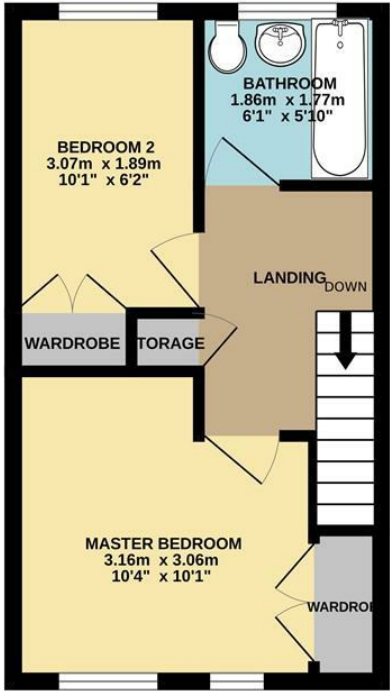
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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
26.3 sq.m. (283 sq.ft.) approx.



1ST FLOOR
25.6 sq.m. (275 sq.ft.) approx.



TOTAL FLOOR AREA : 51.9 sq.m. (559 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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