



75 Tickenhall Drive, Harlow
Offers In The Region Of £260,000 Freehold



75 Tickenhall Drive, Harlow

Unit 4, Church Langley Way, Harlow,
Essex, CM17 9TE

01279 410084
www.kings-group.net

- ONE BEDROOM END OF TERRACE HOUSE
- FREEHOLD
- TWO ALLOCATED PARKING SPACES
- SPACIOUS PRIVATE GARDEN WITH SIDE ACCESS
- POTENTIAL TO EXTEND TO SIDE (STPP)
- POTENTIAL FOR LOFT CONVERSION (STPP)
- FITTED KITCHEN
- NEWLY FITTED BATHROOM WITH WALK IN SHOWER CUBICLE
- SOUGHT AFTER CUL-DE-SAC LOCATION
- CLOSE TO LOCAL SHOPS AND AMENITIES

** KINGS GROUP ARE DELIGHTED TO OFFER THIS ONE BEDROOM, END OF TERRACE HOUSE WITH A SPACIOUS GARDEN AND TWO ALLOCATED PARKING SPACES IN TICKENHALL DRIVE, CHURCH LANGLEY **

Nestled in the desirable cul-de-sac of Tickenhall Drive, Church Langley, this charming one-bedroom end terrace house offers a perfect blend of comfort and potential. Spanning 484 square feet, the property features a welcoming reception room that provides a warm and inviting space for relaxation or entertaining guests. The well-appointed bedroom with fitted wardrobes on the first floor is complemented by a newly fitted shower room, ensuring convenience for everyday living.

One of the standout features of this home is its spacious garden, which boasts side access, making it an ideal spot for outdoor activities or simply enjoying the fresh air. The property also benefits from two allocated parking spaces at the front, providing ample room for vehicles.

Built between 1990 and 1999, this house presents a fantastic opportunity for those looking to expand their living space. With the potential for a loft conversion and side extension, subject to planning permission, you can truly make this home your own.

The location is particularly appealing, with local shops and amenities just a stone's throw away. Additionally, the property offers easy access to the A414 and M11, making commuting a breeze. Families will appreciate being within the catchment area of sought-after schools, ensuring a quality education for children.

In summary, this one-bedroom end terrace house on Tickenhall Drive is a rare find, combining a prime location with significant potential for expansion. Whether you are a first-time buyer or looking to invest, this property is well worth a visit.

Kings Group - Church Langley are delighted to offer For Sale, this ONE BEDROOM ENF OF TERRACE HOUSE on Tickenhall Drive, Church Langley. Located within easy reach of the A414 and M11, this FREEHOLD property is ideally located for commuters either travelling to London or Stansted Airport. Exempt from Stamp Duty for first time buyers, this house is a brilliant starter home for those wishing to get on the property ladder, but would also make an ideal investment property. Comprised of reception room, kitchen, one double bedroom and fitted bathroom, this property is priced to sell and should not be missed. To arrange a viewing, please contact one of our team on 01279 410084.

Property Information

Tenure - Freehold
Construction Type - Brick and render (standard construction)
Flood Risk - River and Seas - Very Low - Surface Water - Low
EPC Rating - D
Council Tax Band - B
Maintenance Charge - £240 PA
Parking - Two allocated Bays to front

Entrance Hallway

Open plan leading to lounge and kitchen, laminate flooring

Lounge 16'7 x 14'10 (5.05m x 4.52m)

Double Glazed windows and French doors to side aspect leading to garden, laminate flooring, double radiator, coved textured ceiling, power points, TV aerial point, phone point, Hive heating system

Kitchen 7'5 x 5'11 (2.26m x 1.80m)

Double glazed side aspect window, laminate flooring, range of wall and base units with roll top work surfaces, integrated electric oven and induction hob, extractor hood, plumbing for washing machine, integrated dishwasher, space for fridge/freezer, sink with single drainer unit, tiled splash backs, power points.

First Floor Landing

Carpeted, loft access

Bedroom 12'4 x 9'3 (3.76m x 2.82m)

Double glazed side aspect windows, carpeted, dado rail walls, power points, double radiator, built in wardrobes, TV aerial point.

Bathroom 7'5 x 5'7 (2.26m x 1.70m)

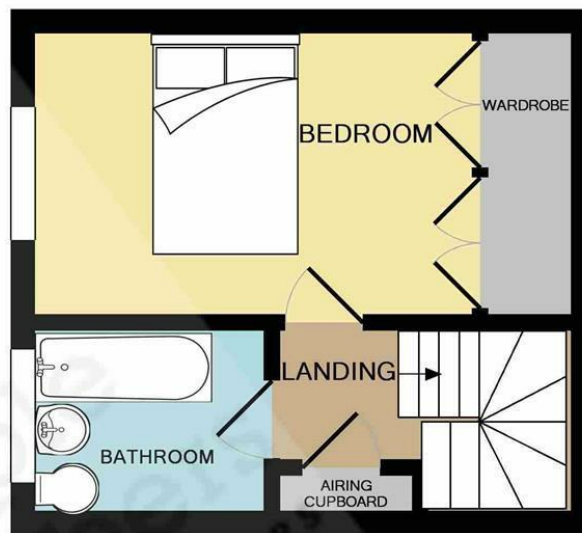
Double glazed opaque window to side aspect, vinyl flooring, tiled walls, low level WC, pedestal style wash basin, walk in shower cubicle with thermostatically controlled shower, extractor fan, heated towel rail, spotlights

External

Two allocated parking spaces to front, paved garden to side with side access



GROUND FLOOR
APPROX. FLOOR
AREA 24.6 SQ.M.
(264 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 22.9 SQ.M.
(247 SQ.FT.)

TOTAL APPROX. FLOOR AREA 47.5 SQ.M. (511 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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