



St. Andrews Meadow, CM18 6BL  
Harlow

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# St. Andrews Meadow, CM18 6BL

\*\* KINGS GROUP HARLOW ARE DELIGHTED TO OFFER THIS IMMACULATEDLY PRESENTED, TWO BEDROOM MID-TERRACE HOUSE, IN THE SOUGHT AFTER CUL-DE-SAC LOCATION OF ST ANDREWS MEADOW, HARLOW \*\*

Nestled in the desirable St. Andrews Meadow area of Harlow, this charming mid-terrace house offers a delightful living experience. Immaculately presented, the property features a spacious lounge/diner, perfect for both relaxation and entertaining. The separate kitchen is well-equipped, providing a functional space for culinary pursuits.

This two-bedroom home boasts two generously sized bedrooms, one of which has been thoughtfully partitioned off, allowing for versatile use of space. The modern family bathroom is stylishly designed, ensuring comfort and convenience for all residents.

Situated close to local shops and amenities, this property is ideally located within the catchment area of sought-after schools, making it a perfect choice for families. Additionally, with easy access to the A414 and M11, commuting to nearby towns and cities is a breeze.

This mid-terrace house is not just a home; it is a lifestyle choice, offering both comfort and convenience in a vibrant community. Whether you are a first-time buyer or looking to downsize, this property is sure to impress. Do not miss the opportunity to make this lovely house your new home.

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

Offers In The Region Of  
£325,000



- TWO BEDROOM MID TERRACE HOUSE
- SOUGHT AFTER CUL-DE-SAC LOCATION
- PLANNING PERMISSION OBTAINED FOR LOFT CONVERSION
- EASY ACCESS TO A414 & M11
- SECOND BEDROOM IS CURRENTLY SPLIT INTO TWO SEPERATE ROOMS
- IDEAL FIRST TIME BUYER PURCHASE
- ALLOCATED PARKING
- CLOSE TO LOCAL SHOPS AND AMENITIES
- WITHIN CATCHMENT AREA OF SOUGHT AFTER SCHOOLS
- IMMACULATEDLY PRESENTED THROUGHOUT

#### **Entrance Hallway 6'1 x 12'3 (1.85m x 3.73m)**

Storage cupboard, stairs leading to first floor landing, double radiator, laminate flooring, power points

Tenure - Freehold

Construction Type - Brick Built

Council Tax - C

EPC Rating - D

#### **Lounge/Diner 12'2 x 18'3 (3.71m x 5.56m)**

Double glazed window to rear aspect, double glazed door leading to rear garden. under stairs storage cupboard, laminate flooring, double radiator, TV aerial point, phone point, power points

#### **Kitchen 6'1` x 12'3 (1.85m` x 3.73m )**

Double glazed window to front aspect, a range of base and wall units with roll top granite effect work surfaces, integrated electric oven with gas hob, space for fridge/freezer, dish washer and washing machine, tiled flooring, tiled splash backs, power points

#### **First Floor Landing**

Laminate flooring, Loft access

#### **Master Bedroom 12'3 x 11'1 (3.73m x 3.38m)**

Double glazed window to rear aspect, laminate flooring, double radiator, power points

#### **Bedroom Two 3'64 x 11'9 (0.91m x 3.58m)**

Double glazed window to front aspect, laminate flooring, double radiator, partition wall dividing the two rooms, power points

#### **Family Bathroom ( )**

Panel enclosed bath with mixer tap and thermostatically controlled shower over bath, pedestal style wash basin with mixer tap, heated towel rail, tiled walls, laminate flooring, extractor fan

#### **External**

Allocated parking, rear garden



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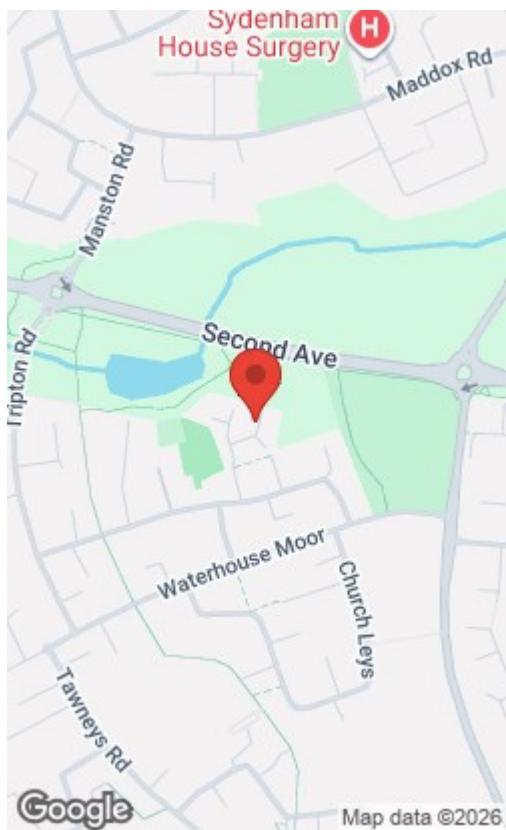


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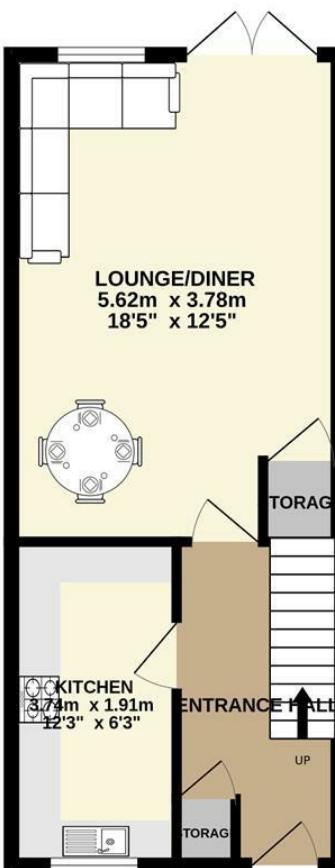


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC

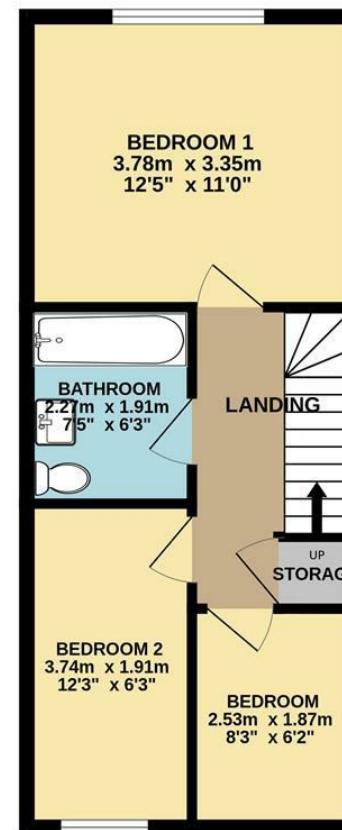
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC



GROUND FLOOR  
35.4 sq.m. (381 sq.ft.) approx.



1ST FLOOR  
35.4 sq.m. (381 sq.ft.) approx.



TOTAL FLOOR AREA: 70.7 sq.m. (761 sq.ft.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, etc. and any other items are approximate. 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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