

Standingford, CM19 5SN  
Harlow









# Standingford, CM19 5SN

**\*\* KINGS GROUP HARLOW ARE DELIGHTED TO OFFER THIS BEAUTIFULLY PRESENTED, SPACIOUS, THREE BEDROOM TERRACE HOUSE IN THE HIGHLY SOUGHT AFTER AREA OF STANDINGFORD, HARLOW \*\***

Located in the sought after area of Standingford in Harlow, approximately 10 minutes drive from Harlow Town Station which offers fast links into London Liverpool Street with connections to the underground (Victoria Line) at Tottenham Hale, as well as being just a 15 minute drive from Epping Station on the Central Line. This ideal family home is excellently located within the catchment areas of OFSTED rated Good schools - Milawards Primary & Nursery School and Water Lane Primary along with Stewards Academy - Science Specialist, Harlow.

The accommodation comprises of a spacious entrance hallway, lounge / diner with log burner and French doors to rear garden, fitted kitchen and downstairs cloakroom. The first floor comprises of three good sized bedrooms and a modern family bathroom. There are the added benefits of a garage and allocated parking to the rear.

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

## Offers In The Region Of £375,000





- **THREE BEDROOM TERRACE HOUSE**
- **FITTED KITCHEN**
- **LOG BURNER**
- **GARAGE AND ALLOATED PARKING FOR ONE VEHICLE**
- **WITHIN CATCHMENT AREA OF SOUGHT AFTER SCHOOLS**

#### **Entrance Hallway**

Double glazed opaque window to front aspect, wooden flooring, power points

#### **Downstairs Cloakroom**

Double glazed opaque window to front aspect, wooden flooring, pedestal style wash basin with mixer tap, low level W.C. single radiator

#### **Lounge/Diner 16'07 x 14'43 (5.05m x 4.27m )**

Double glazed windows to front and rear aspect, double glazed French doors to rear aspect leading to rear garden, wooden flooring, log burner, single radiator, TV aerial point, phone point, power points

#### **Kitchen 12'13 x 8'85 (3.66m x 2.44m)**

Double glazed window to rear aspect, double glazed door to rear aspect leading to rear garden, vinyl flooring, a range of base and wall units with roll top granite effect work surfaces, single radiator, spotlights, power points

#### **First Floor Landing**

Carpeted, storage cupboard, power points

#### **Master Bedroom 13'94 x 8'53 (3.96m x 2.44m)**

Double glazed window to rear aspect, carpeted, single radiator, power points, built in wardrobes

#### **Bedroom Two 10'35 x 8'53 (3.05m x 2.44m)**

Double glazed window to rear aspect, carpeted, single radiator, power points

#### **Bedroom Three 9'18 x 7'29 (2.74m x 2.13m)**

Double glazed window to front aspect, single radiator, carpeted, power points

- **SPACIOUS OPEN PLAN LOUNGE/DINER**
- **DOWNSTAIRS CLOAKROOM**
- **REAR GARDEN WITH REAR ACCESS**
- **SOUGHT AFTER CUL-DE-SAC LOCATION**
- **EASY ACCESS TO A414 & M11**

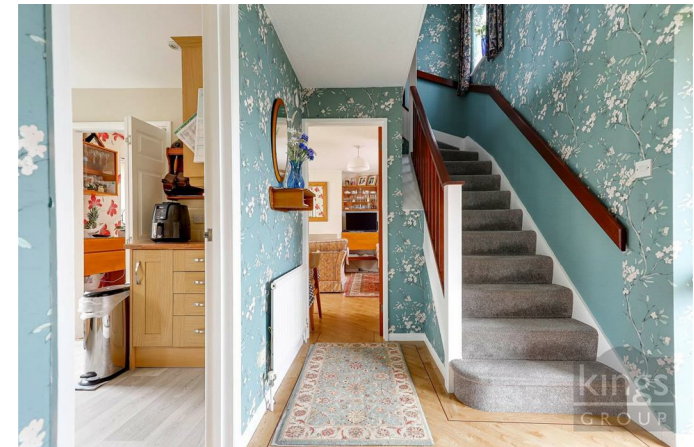
#### **Family Bathroom 7'38 x 6'23 (2.13m x 1.83m )**

Double glazed opaque window to front aspect, vinyl flooring, tiled walls, panel enclosed bath with mixer tap and thermostatically controlled shower over bath, wash basin with mixer tap and vanity under unit, low level W.C. extractor fan and spotlights

EPC Rating - TBC

Council Tax Band - C

Construction Type - Brick Built







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



TOTAL FLOOR AREA : 78.6 sq.m. (846 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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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.

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