



Kingsland, Harlow, CM18 6XW
Guide Price £325,000

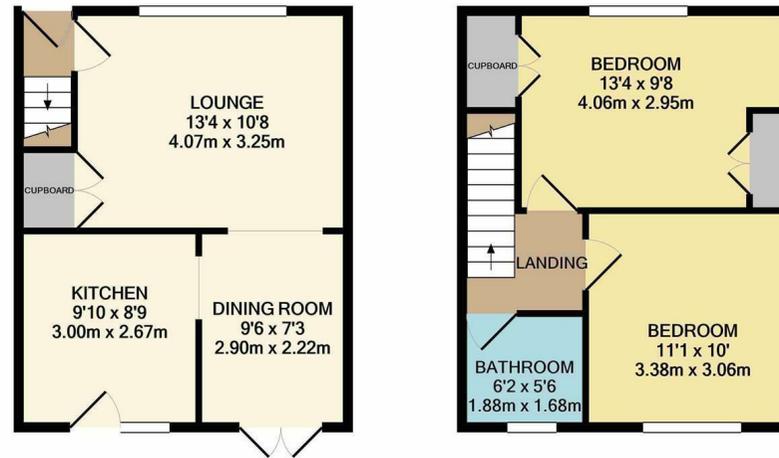
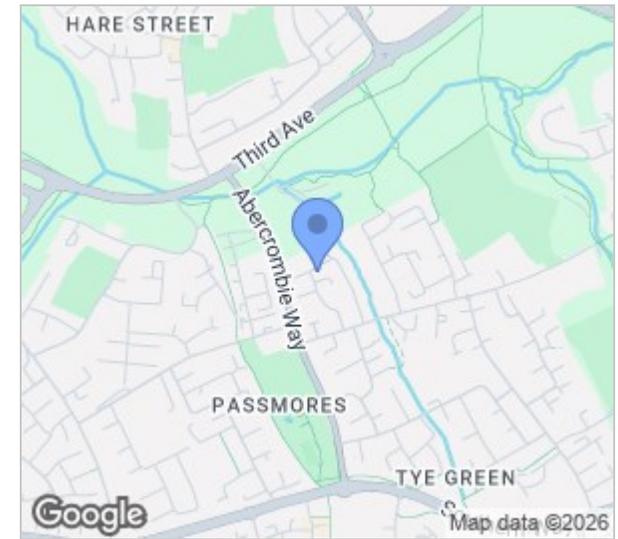
2 1 1 C

A set of four white icons on a dark blue background. From left to right: a bed icon with the number '2', a bathtub icon with the number '1', a sofa icon with the number '1', and a lightbulb icon with the letter 'C'.

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**** (Guide Price £325,000 - £350,000) ****

A well presented two double bedroom terraced house with a driveway for two cars. The property comprises an entrance hallway leading to an open plan lounge and dining room, plus a modern kitchen with a range of fitted wall and base units, while on the first floor are two double bedrooms with fitted wardrobes to the master and a family bathroom with a white three piece suite. The large south facing rear garden is mainly laid to lawn with two decked areas, a shed and rear access, with the driveway to the front. Kingsland is located just off Tendring Road, within walking distance of local schools, open fields and shops.



GROUND FLOOR
APPROX. FLOOR
AREA 324 SQ.FT.
(30.1 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 324 SQ.FT.
(30.1 SQ.M.)

KL/REYLANDJOHNSON
TOTAL APPROX. FLOOR AREA 649 SQ.FT. (60.3 SQ.M.)

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

T. 01279 216216 E. info@rjestateagents.co.uk

1 Acorn Mews, Harlow, Essex, CM18 6NA www.rjestateagents.co.uk