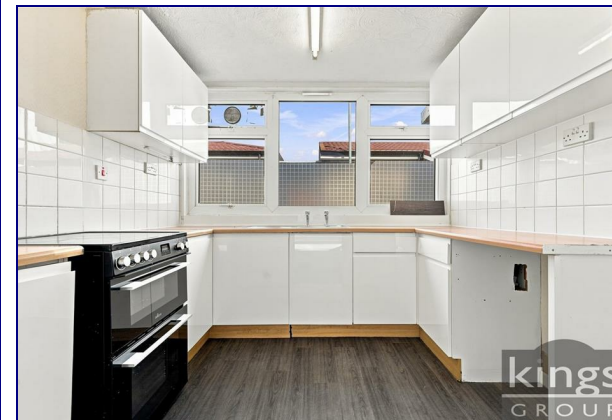




www.kings-group.net

Church Langley Way
Harlow CM17 9TE
Tel: 01279 410084

Berecroft, Harlow, CM18 7SD
Asking Price £250,000

**** KINGS GROUP ARE DELIGHTED TO OFFER THIS SPACIOUS, CHAIN FREE, THREE BEDROOM TERRACED HOUSE, IN BERECROFT, HARLOW, CM18 ****

Situated in Berecroft, Harlow, this three-bedroom mid-terrace house offers a perfect blend of comfort and convenience. Built in the 1970s, this property spans an impressive 980 square feet and is presented to the market chain-free, making it an ideal choice for both first-time buyers and families alike.

Upon entering, you are greeted by two spacious reception rooms that provide ample space for relaxation and entertaining. The ground floor also features a well proportioned kitchen and a convenient downstairs cloakroom, ensuring practicality for everyday living. An abundance of storage options throughout the home adds to its appeal, making it easy to keep your living spaces tidy and organised.

The first floor boasts three generously sized bedrooms, each equipped with built-in storage, allowing for a clutter-free environment. A family bathroom completes this level, along with access to the loft, providing further potential for additional storage.

Externally, the property features a rear garden, perfect for enjoying the outdoors, as well as a storage shed at the front. Ample parking is available in the onsite car park areas, ensuring that you and your guests will always have a convenient place to park.

Location is key, and this home does not disappoint. It is situated close to local shops and amenities, making daily errands a breeze. Additionally, excellent transport links provide easy access to the A414 and M11, connecting you to surrounding areas and beyond.

In summary, this spacious terraced house in Berecroft is a fantastic opportunity for those seeking a comfortable and conveniently located home. With its spacious layout, ample storage, and proximity to local amenities, it is sure to attract considerable interest.

To avoid disappointment call us today to arrange your viewing.

Property Information

Tenure - Freehold
Construction Type - Non Standard Construction - Timber Framed and tiled
Flood Risks - Rivers and Seas - Very Low - Surface Water - Low
Council Tax Band - B
EPC Rating - E

Entrance Hallway

8'55 x 8'94 (2.44m x 2.44m)
Carpeted, storage cupboards, doors leading to downstairs cloakroom and reception rooms, stairs leading to first floor landing, smoke alarm, textured ceiling

Downstairs Cloakroom

3'01 x 6'02 (0.94m x 1.88m)
Double glazed opaque window to front aspect, vinyl flooring, low level flush W.C. wall mounted wash basin, tiled splashbacks, textured ceiling

Kitchen

8'35 x 8'82 (2.44m x 2.44m)
Double glazed windows to front aspect, laminate flooring, a range of base and wall units with roll top wooden effect work surfaces, sink with single drainer unit and mixer tap, electric oven and induction hob, space for fridge/freezer, plumbing for washing machine/dishwasher, tiled splash backs, textured ceiling, power points

Dining Room

8'70 x 11'87 (2.44m x 3.35m)
Carpeted, large understairs storage cupboard, power points, textured ceiling, archway leading to lounge area

Lounge

9'98 x 17'98 (2.74m x 5.18m)
Double glazed windows and door to rear aspect leading to rear garden, carpeted, electric radiator, electric storage heater, textured ceiling, TV aerial point, phone point, power points

First Floor Landing

Carpeted, two storage cupboards, loft access

Bedroom One

13'99 x 11'82 (3.96m x 3.35m)
Double glazed windows to rear aspect, carpeted, electric storage heater, built in wardrobe, textured ceiling, power points

Bedroom Two

10'58 x 11'83 (3.05m x 3.35m)
Double glazed windows to front aspect, carpeted, electric storage heater, built in wardrobes, textured ceiling, power points

Bedroom Three

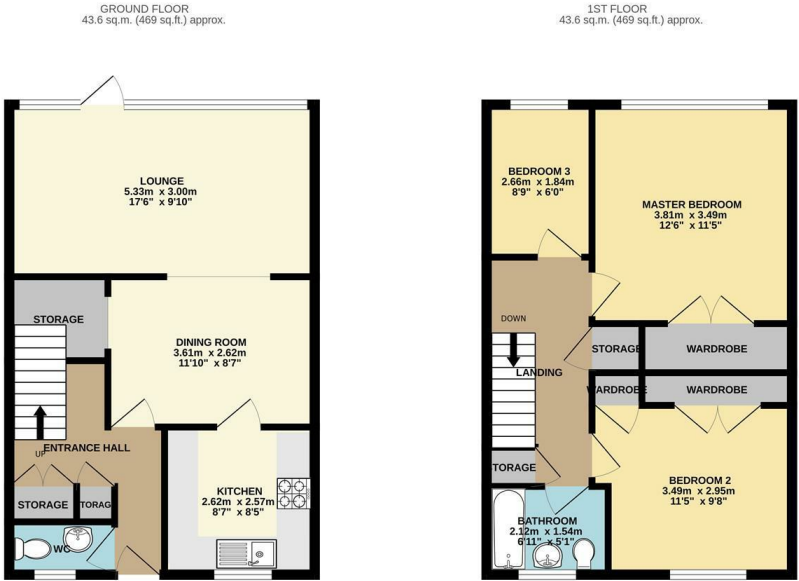
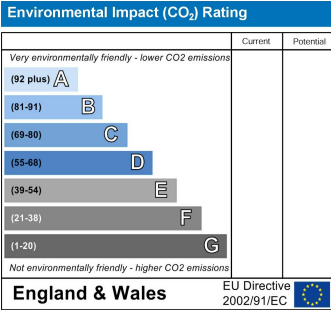
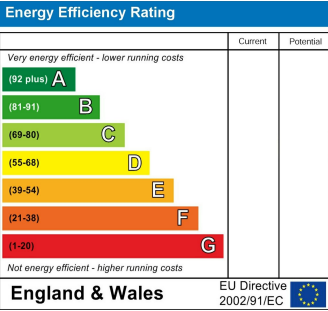
7'01 x 8'86 (2.16m x 2.44m)
Double glazed windows to rear aspect, carpeted, electric storage heater, built in storage cupboard, textured ceiling, power points

Family Bathroom

5'37 x 6'95 (1.52m x 1.83m)
Double glazed opaque window to front aspect, laminate flooring, extractor fan, panel enclosed bath with electric shower over bath, pedestal style wash basin with mixer tap, low level flush W.C. textured ceiling

External

Rear garden, ample parking in car park area, storage shed to front of property



TOTAL FLOOR AREA : 87.2 sq.m. (930 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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