



The Gardiners, CM17 9QU
Harlow





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GUIDE PRICE £300,000 - £325,000

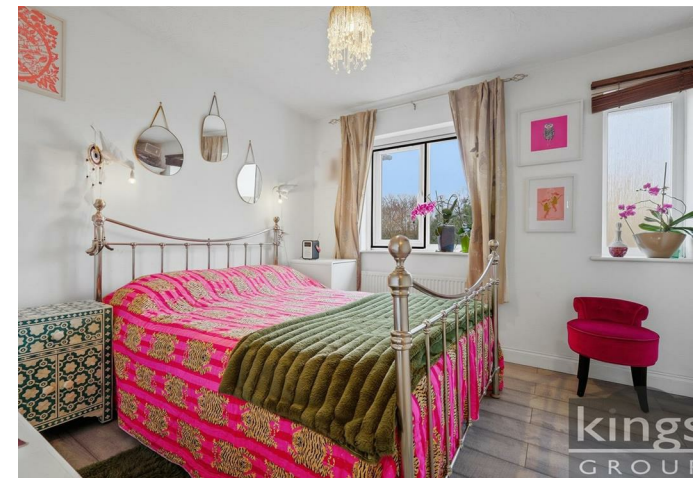
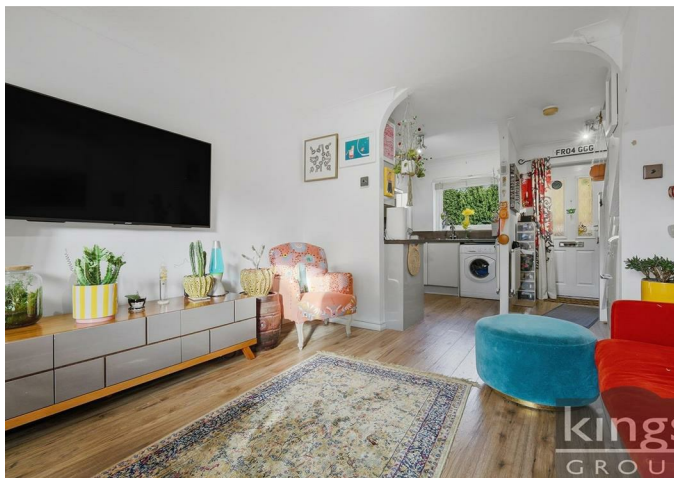
Kings Group are delighted to offer for sale, this well-presented two-bedroom mid-terrace family home is ideally situated in the ever-popular Gardiners area of Harlow. Offered chain free, the property benefits from two allocated parking spaces and would make an ideal purchase for first-time buyers or investors alike.

The accommodation begins with a welcoming entrance hall leading to a modern fitted kitchen, complete with a range of wall and base units providing ample storage and workspace. The kitchen flows seamlessly into the bright and spacious lounge, which enjoys doors opening directly onto the rear garden, creating a great space for both everyday living and entertaining.

To the first floor are two well-proportioned bedrooms, both offering comfortable living space, along with a contemporary family bathroom. The layout is practical and well balanced, making excellent use of the available space.

Externally, the property boasts a secluded, south-facing rear garden, perfect for enjoying the sun throughout the day. Conveniently located close to local shops, schools, and amenities, the home also offers excellent transport links with easy access to the M11 and M25, providing direct routes to London, Stansted Airport, and Cambridge.

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- CHAIN FREE
- IDEAL PURCHASE FOR A FIRST TIME BUYER
- SECLUDED SOUTH FACING REAR GARDEN
- NEW KITCHEN
- CLOSE TO THE M11/M25 PROVIDING DIRECT LINKS TO LONDON, STANSTEAD AND CAMBRIDGE

Property Information

Tenure: Freehold

Build: Standard Construction

Flood Risk: Rivers & Seas - Low, Surface Water - Low

Parking: Two Allocated Parking

Entrance Hall

Laminate flooring, power points.

Kitchen 6'26 x 9'32 (1.83m x 2.74m)

Double glazed window to the front aspect, single radiator, laminate flooring, a range of wall and base units with flat top worksurfaces, electric oven, gas hob, extractor fan, double drainer unit, plumbing for washing machine, space for fridge freezer, coved ceiling, power points.

Lounge/diner 12'73 x 12'38 (3.66m x 3.66m)

Double glazed sliding doors to the rear aspect, coved ceiling, vertical radiator, laminate flooring, power points

First floor Landing

Carpeted flooring, storage cupboard housing combi boiler, power points, loft hatch

Bedroom One 12'70 x 9'88 (3.66m x 2.74m)

Double glazed windows to the front aspect, textured ceiling, single radiator, laminate flooring, power points.

Bedroom Two 6'41 x 12'81 (1.83m x 3.66m)

Double glazed windows to the rear aspect, textured ceiling, single radiator, laminate flooring, power points.

Family Bathroom 5'92 x 6'05 (1.52m x 1.96m)

Double glazed window to the rear aspect, textured ceiling, heated towel rail, tiled flooring, extractor fan, a panel enclosed bath with mixer taps, low level W.C, shaver point.

Garden

- TWO BEDROOM MID TERRACE FAMILY HOME
- ALLOCATED PARKING FOR TWO CARS
- COMBI BOILER
- CLOSE TO LOCAL SHOPS, SCHOOLS AND AMENITIES
- VIEWING IS HIGHLY ADVISED

Wooden fence panels, south facing, mainly laid to lawn with patio area.

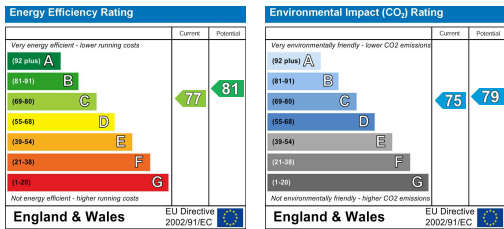






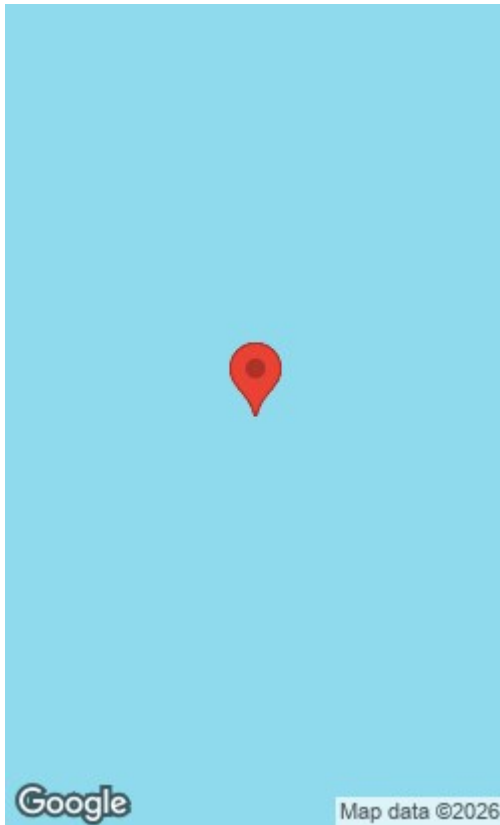
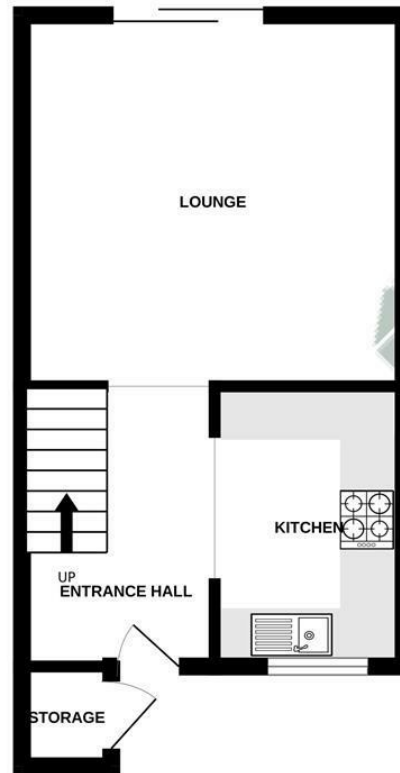
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GROUND FLOOR

1ST FLOOR



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.

Unit 4, Church Langley Way, Harlow,
Essex, CM17 9TE
T: 01279 410084
E:
www.kings-group.net

