



Maytree Crescent, CM17 0FW
Harlow





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GROUP

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** GUIDE PRICE - £300,000 - £315,000 **

First time buyers! This home will truly tick all your boxes.

Kings Group are delighted to offer this beautifully presented TWO BEDROOM FREEHOLD COACH HOUSE, situated within Maytree Crescent on the ever-popular Gilden Park Development. Benefiting from a garage, visitor parking bay and a freehold tenure, this property represents an ideal purchase for first-time buyers, downsizers or investors alike. Conveniently positioned close to local shops, schools, parks and everyday amenities, this home combines modern living with excellent accessibility.

The property welcomes you with an inviting entrance hall, with stairs rising to the first floor accommodation. The spacious and bright open-plan lounge, kitchen and dining area provides the perfect setting for both relaxing and entertaining. The lounge enjoys an abundance of natural light and features a charming Juliet balcony, while the contemporary kitchen is fitted with a range of modern wall and base units offering ample storage and workspace.

The generous master bedroom provides comfortable accommodation, complemented by a well-proportioned second double bedroom which benefits from loft hatch access. Completing the accommodation is a stylish family bathroom fitted with a modern three-piece suite. Throughout, the property has been thoughtfully maintained and offers a ready-to-move-into opportunity for prospective purchasers.

The location is particularly appealing for commuters, with excellent access to the M11 and M25 via nearby junctions, as well as convenient links from Harlow Mill Train Station.

Guide Price £300,000



- **GUIDE PRICE £300,000 - £315,000**
- **ALLOCATED PARKING AND VISITOR BAY**
- **DOUBLE BEDROOMS**
- **JULIET BALCONY TO THE LOUNGE**
- **CLOSE TO LOCAL SHOPS, SCHOOLS, PARKS AND AMENITIES**

Property Information

Tenure: Freehold

Build: Standard Construction

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

Parking: Garage and Visitor Bay

Estate Charge: Approx. £180 Per Annum

Entrance Hall

Single radiator, carpeted flooring, power points.

Landing

Double glazed window to the rear aspect, carpeted flooring, single radiator, power points, storage cupboard (which currently has a tumble dryer in)

Lounge/Kitchen/Diner (Open Plan) 14'02 x 17'96 (4.32m x 5.18m)

Lounge:

Double glazed window to the front aspect, wood flooring, power points, door to Juliet Balcony

Kitchen:

Double glazed window to the rear aspect, double radiator,, tiled splash backs, a range of wall and base units with flat top worksurfaces, integrated cooker, electric hob and oven, extractor fan, drainer unit, integrated fridge freezer, integrated dishwasher, integrated washing machine, boiler, power points.

Bedroom One 11'78 x 14'41 (3.35m x 4.27m)

Double glazed windows to the front aspect, carpeted flooring, single radiator, power points, TV aerial point.

Bedroom Two 8'36 x 14'99 (2.44m x 4.27m)

Double Glazed windows to the front aspect, single radiator, carpeted flooring, power points.

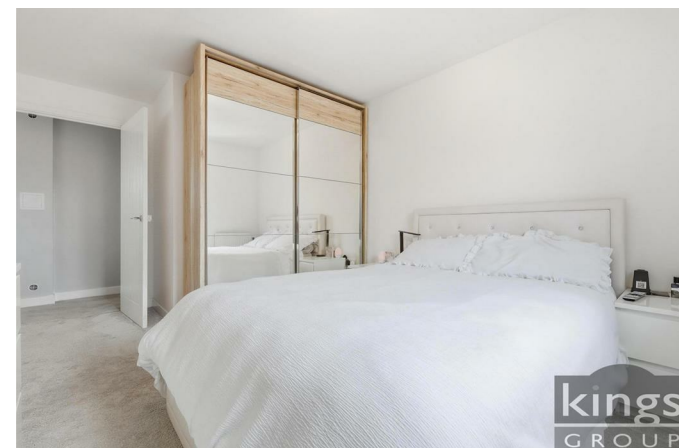
- **TWO BEDROOM FREEHOLD COACH HOUSE**
- **IDEAL PURCHASE FOR A FIRST TIME BUYER**
- **OPEN PLAN LOUNGE/KITCHEN/DINER**
- **BEAUTIFULLY MAINTAINED THROUGHOUT - READY TO MOVE INTO**
- **CLOSE TO THE M11/M25 VIA JUNCTION 7A PROVIDING DIRECT LINKS TO LONDON, STANSTED AND CAMBRIDGE**

Family Bathroom 5'62 x 6'59 (1.52m x 1.83m)

Double glazed window to the front aspect, panel enclosed bath with mixer taps, thermostatically controlled wall mounted shower, heated towel rail, wood flooring,, extractor fan, hand wash basin with mixer taps, low level flush W.C

Garage

Up and over door.





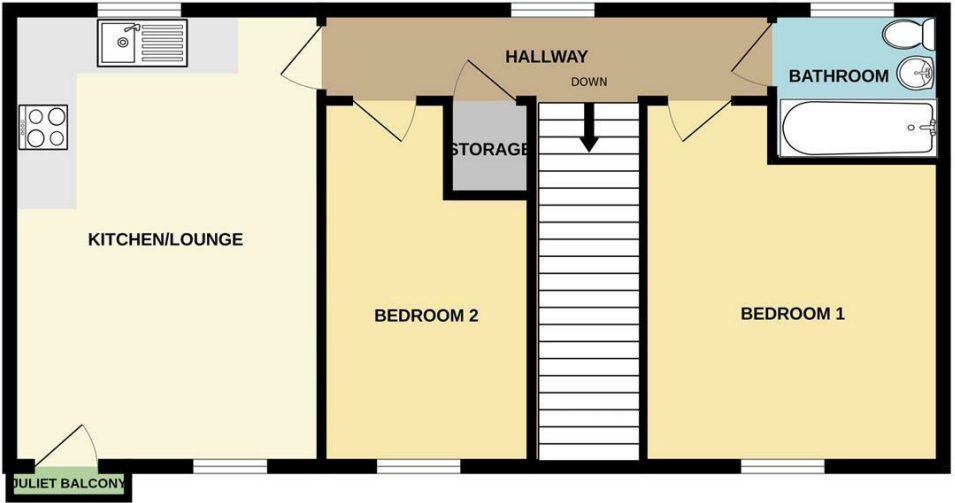
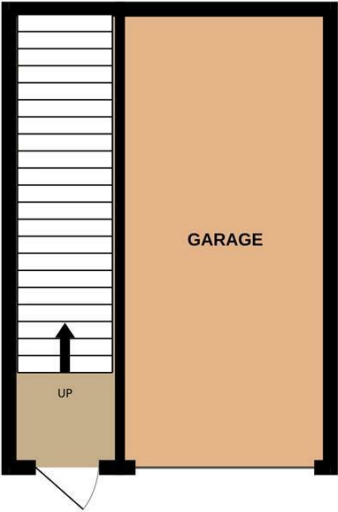




Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		93	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(29-38) F			(29-38) F		
(1-28) G			(1-28) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

GROUND FLOOR
21.3 sq.m. (229 sq.ft.) approx.

1ST FLOOR
61.5 sq.m. (662 sq.ft.) approx.



TOTAL FLOOR AREA : 63.9 sq.m. (688 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.

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

