



Kingsland | Harlow | CM18 6XS

Asking Price £325,000



Kingsland | Harlow | CM18 6XS

Asking Price £325,000

A WELL PRESENTED THREE BEDROOM MID TERRACE HOUSE with a South facing garden. The ground floor comprises of an entrance hall, spacious lounge with open plan living to the dining room, modern fitted kitchen with integrated appliances and utility area. The first floor boasts two good sized double bedrooms, a single bedroom and a family bathroom suite. The private rear garden is mostly laid to lawn with patio and features rear access. Kingsland is a popular area and is located close to local amenities and schooling. Viewings highly advised.

- Three Bedrooms
- Well Presented
- Council Tax Band: C
- Mid Terrace House
- South Facing Garden
- EPC Rating: D

Entrance Hall

UPVC front door and window. Internal door to lounge, radiator to wall and stairs to first floor.

Lounge

Large lounge with UPVC double glazed window, radiator to wall and open plan living to the dining room.

Dining Room

UPVC patio doors to rear garden, radiator to wall and internal door to Kitchen.





Kitchen

A modern fitted kitchen with a range of wall and base units offering integrated oven, hob with extractor fan, 1.5 sink and drainer and UPVC double glazed window. Internal door to Utility area.

Utility Room

A utility area benefitting from worktops and cupboard space, plumbing for washing machine and tumble dryer, space for fridge freezer and sink. Storage cupboard and UPVC double glazed doors to front and rear garden.

Landing

Landing area with internal doors to bedrooms and family bathroom.

Bedroom One

Large double bedroom with large storage cupboard, UPVC double glazed window, radiator to wall and loft hatch.

Bedroom Two

Double bedroom with UPVC double glazed window and radiator to wall.

Bedroom Three

Single bedroom with UPVC double glazed window, radiator to wall and storage cupboard housing combi boiler.

Bathroom

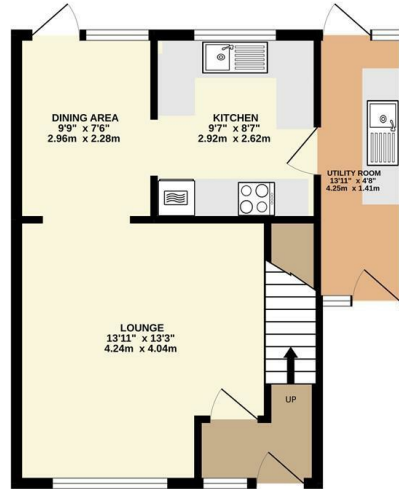
A family bathroom suite featuring white bath with shower, toilet and vanity sink. Chrome heated towel rail, extractor fan and UPVC double glazed window.

Garden

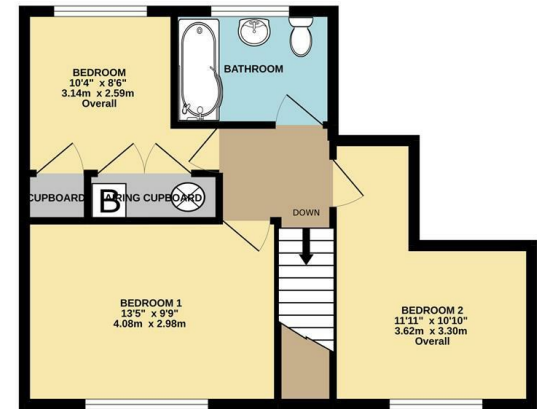
Private South facing garden mostly laid to lawn with patio. Rear access via gate.



GROUND FLOOR
441 sq.ft. (41.0 sq.m.) approx.



1ST FLOOR
450 sq.ft. (41.8 sq.m.) approx.



TOTAL FLOOR AREA: 891 sq.ft. (82.7 sq.m.) 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.
Made with Metropix ©2022

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92-100) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>	<p>84</p>	<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	<p>66</p>
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

Equity House
4-6 Market Street
Harlow
Essex
CM17 0AH
01279 400444
hello@clarknewman.co.uk