



Latton Green, Harlow, CM18 7ET Asking Price £400,000 Freehold

Kings Group Harlow are delighted to offer this SEMI-DETACHED HOUSE for sale, located in the popular Latton Green area. This larger than average property is currently used as an investment with tenancy in place until February 2021 with potential to renew making it an ideal investment. The property comprises extremely spacious entrance hall, two living areas, kitchen/diner, ground floor bedroom or office space, downstairs cloakroom, conservatory, four first floor bedrooms, first floor family bathroom, secluded rear garden and driveway for at least two cars.

Latton Green, Harlow, CM18 7ET

Entrance Hall 10'37,10'37 (3.05m,3.05m)

Stairs to first floor landing, single radiator, laminate flooring, smoke alarm, double glazed window to front aspect

Lounge 12'82,16'22 (3.66m,4.88m)

Double glazed window to front aspect, single radiator, TV aerial point, power points, coved ceiling, electric fireplace with tile and brick surrounding

Kitchen 10'53,15'64 (3.05m,4.57m)

Double glazed window to rear aspect, tiled flooring, tiled splash backs, range of wall and base units with roll top work surfaces integrated electric oven and hob, extractor fan, sink and drainer unit, space for fridge/freezer, plumbed for washing machine, coved ceiling, double glazed door leading to garden, power points

Dining Room 11'74,10'35 plus 4'77,5'17 (3.35m,3.05m plus 1.22m,1.52m)

Double glazed French doors leading to garden, storage cupboard, double radiator, laminate flooring, coved ceiling, power points

Downstairs Bedroom / Study 11'33,9'08

(3.35m,2.95m)

Double glazed window to rear aspect, single radiator, laminate flooring, coved ceiling, TV aerial point, power points, smoke alarm

Downstairs Cloakroom 4'43,6'23 (1.22m,1.83m)

Double glazed window to side aspect, heated towel rail, tiled flooring, wash hand basin with vanity unit, low level flush WC, part tiled walls, coved ceiling

Rear Porch 4'57,9'30 (1.22m,2.74m)

Single glazed window to rear and side aspects, door leading to garden, single radiator, laminate flooring

Conservatory 11'54,9'66 (3.35m,2.74m)

Double glazed windows to front/side/rear aspect, double radiator, laminate flooring, spotlights, power points, phone point

First Floor Landing 14'22,3'02 (4.27m,0.97m)

Double glazed window to side aspect, laminate flooring, coved ceiling, power points

Bedroom One 14'13,9'81 (4.27m,2.74m)

Double glazed window to rear aspect, single radiator, laminate flooring, TV aerial point, power points, coved ceiling, ceiling rose, smoke alarm

Bedroom Two 12'78,8'80 plus 4'09,2'16 (3.66m,2.44m plus 1.45m,0.61m)

Double glazed window to front aspect, single radiator, laminate flooring, built-in wardrobes, TV aerial point, power points, coved ceiling, smoke alarm

Bedroom Three 6'83,10'94 (1.83m,3.05m)

Double glazed window to front aspect, single radiator, laminate flooring, built-in storage cupboard, TV aerial point, power points, coved ceiling, smoke alarm

Bedroom Four 5'20,10'81 plus 1'36,2'66 (1.52m,3.05m plus 0.30m,0.61m)

Double glazed window to rear aspect, single radiator, laminate flooring, built-in wardrobes, TV aerial point, power points, coved ceiling, smoke alarm

First Floor Bathroom 10'83,6'79 (3.05m,1.83m)

Double glazed window to rear and side aspects, double radiator, tiled flooring, panel enclosed bath with mixer tap and shower attached, walk-in shower cubicle, wash hand basin with vanity unit under, low level flush WC, part tiled walls, textured ceiling, loft access

GROUND FLOOR
81.9 sq.m. (882 sq.ft.) approx.



1ST FLOOR
53.9 sq.m. (580 sq.ft.) approx.



TOTAL FLOOR AREA: 135.8 sq.m. (1462 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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