



www.kings-group.net

19 Eastgate, Harlow, Essex,
 CM20 1HP
 01279 433033

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Tithelands, Harlow, CM19 5NF

Offers In Excess Of £300,000



Associated Offices in London, Essex and Hertfordshire

Kings Head Office Tudor Lodge, Burton Lane, Goffs Oak, Hertfordshire EN7 6SY Tel: 01707-872000

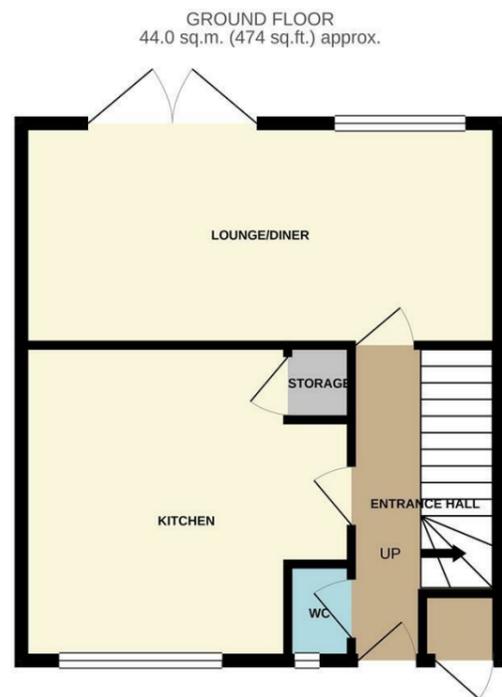


Exclusive to Kings Group - THREE BEDROOM TERRACED HOUSE located in Tithelands, Harlow.

* Guide Price £310,000 *

This immaculately presented house would make an ideal family home or first time buyer purchase because of its ideal location and modern touch. Not only is the property brilliantly located within walking distance of Katherines Primary Academy and Nursery, you will also be able to access a local supermarket, barbers and Fish & Chip shop in just a 6 minute walk. The property also has excellent transport links with it being within walking distance to bus stops offering routes to Harlow Town Train Station where you will find direct links into London Liverpool Street, Cambridge and Stansted Airport. The property comprises entrance hall with downstairs cloakroom, spacious fitted kitchen, lounge / diner, three bedrooms and first floor family bathroom. The property also benefits from secluded rear garden with rear access and potential to rent a council owned garage.

- Three Bedroom Terrace House
- Ideal First Time Buyer Purchase
- New Boiler
- Close To Local Amenities
- New Double Glazing Throughout
- Modernized Throughout
- Secluded Rear Garden
- EPC Rating: Awaiting



TOTAL FLOOR AREA : 88.1 sq.m. (948 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.
Made with Metropix ©2021.

Entrance Hallway
2'92, 13'55
Stairs to first floor landing, laminate flooring

Downstairs Cloakroom
4'20, 2'78
Double glazed opaque window to front aspect, tiled flooring, wash hand basin with pedestal and mixer tap, low level flush WC, part tiled walls

Lounge/Diner
20'73, 9'64
Double glazed window to rear aspect, laminate flooring, phone point, TV aerial point, power points, double glazed door leading to garden

Kitchen
11'45, 13'14
Double glazed window to front aspect, tiled flooring, tiled splash backs, range of wall and base units with flat top work surfaces, integrated electric oven with electric hob, integrated chimney style extractor fan, sink with drainer unit, integrated washing machine, integrated dishwasher, spotlights, power points

First Floor Landing
5'97, 10'88
Loft access, carpet

Family Bathroom
5'42, 9'53
Double glazed opaque window to front aspect, vinyl flooring, panel enclosed bath with mixer tap and shower attached, wash hand basin with pedestal and mixer tap, low level flush WC, part tiled walls

Bedroom One
10'80, 9'46
Double glazed window to front aspect, carpet, built-in wardrobes, phone point, TV aerial point, power points

Bedroom Two
11'46, 10'75
Double glazed window to rear aspect, carpet, power points

Bedroom Three
6'59, 9'64
Double glazed window to rear aspect, carpet, power points

Garden
Approx. 25ft
Mainly laid to lawn, rear access, patio