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# Kingsdon Lane, Harlow

Guide Price £400,000 Freehold

4 bedroom semi-detached house for sale

## Description

**\*\* GUIDE PRICE\*\*** £400,000 Jukes Estate Agents Harlow are delighted to bring to market by way of a conditional sale\* this fabulous, quirky 4 bedroom property that is tucked away in a private, quiet cul-de-sac in Kingsdon Lane Harlow.

We absolutely love taking on this type of property. Why? because we love quirky, we love property with a bit of history, we love property with tales of who maybe lived there and who used to visit etc. Urban myth or was it true? All will be revealed as you read this. What we do know for sure that parts of this property date back at least 400 years.

It used to be part of Kingsdon Hall, hence its Grade II listing. Kingsdon Hall was a 'U' shaped building and was eventually reconfigured into 4 properties. Therefore, this property has previously been described as 'end of terrace'. Technically I suppose it is. **HOWEVER**, to describe it as EOT is detrimental to it as terraced conjures up an image of 4 properties in a row. **THAT IS MOST CERTAINLY NOT THE CASE!**

This is why we have listed it as semi detached as that is visually how it appears. You will see for yourself if you decide to view it. Staying with the history lesson, Kingsdon Hall was at one stage a grammar school and there are numerous unsubstantiated stories that the legendary DJ and Radio One star John Peel owned the property. If that isn't enough to whet your appetite, locals talk about the infamous parties thrown there and that David Bowie was a



frequent visitor. When I was being told this by the current owners I have to admit that it sent shivers down my spine!

Onto the actual geographic location. This property is:

1.6 miles from Harlow Mill Station

2.01 miles from Harlow Town Station

1.6 miles from Harlow Town Centre

1.89 miles from Princess Alexandra Hospital

1.1 miles from thr M11

0.3 miles from the local medical centre

0.3 miles from a dentist

0.32 miles from an Ofsted rated good primary school

0.44 miles from an Ofsted rated good secondary school

Broadband speed is ultrafast

All major mobile network signals are very good

Air quality is 2 where 1 is the best and 10 is worst.

Onto the property itself.

Apart from the fact that it is old in parts and Grade II listed, its quiriness starts with the fact that downstairs there are 3 bedrooms (technically all doubles, although 1 of the bedrooms is really a single (but it does currently have a double bed in it)), a bathroom and a cleverly concealed mini kitchenette (more about that later). On the first floor there is an open plan lounge / diner / kitchen, a 4th bedroom, and then there is the added bonus of alterations carried out by the current owners. They took down the low ceiling to create a gorgeous high 'vault' ceiling, and added a fantastic mezzanine.

So let us start with the upper part of this amazing property. The open plan lounge / diner / kitchen is a good size. There two large double aspect sash windows which allows in oodles of natural light. The floor is solid oak and is gorgeous. There is a feature fireplace (that is currently sealed), that I am told can be opened up and used as an open fire again.

The current owners have a 6 seater dining table and chairs that fits in extremely well.

The kitchen area is fully fitted and has built in fridge, freezer,

washing machine, dishwasher, microwave/oven combi, and a ceramic hob. There is a stainless steel sink and drainer. There are plenty of storage by way of drawers and cupboards. There is a good size work top.

To the rear of the kitchen is a shower room with WC & wash basin. The Shower is an all singing all dancing jacuzzi style shower / Turkish bath with built in radio & mood lighting!

To the rear of this is a double bedroom with fitted wardrobes.

In the lounge there is a modern funky spiral staircase that leads to a large mezzanine. The current owners have soft furnishings and TV in this space. At 9.2 sqm it is a super space and there is lots of storage.

Downstairs (ground floor) we have three more bedrooms. Two are large doubles and the third a small double / large single.

They all have real wooden floors.

Bedroom 1 has double aspect windows and is a large double.

Bedroom 2 is also a large double while Bedroom 3 technically is a double but is perhaps better used as a larger single bedroom. The family shower room is also on the ground floor and has a walk in shower, WC & wash basin.

Finally there is this 'mini' kitchenette which is a bit 'heath robinson' BUT extremely useful and fully functional. Concealed under a work surface which opens and folds back is a one and a half sink and worktop. Underneath is a washing machine and an oven. (clever) and in theory you could turn the downstairs into an annex of sorts. Unfortunately or fortunately (which ever way you look at it), there is very little garden with this property. This suits the current owners perfectly as they are not gardeners and the small garden they do have, they enjoy sitting in watching the birds that come down to feed from feeders place on the private but common communal piece of land opposite.

There is allocated parking plus additional private parking for visitors etc.

CONCLUSION:

Is this property going to be for everyone? Absolutely not! However, it is most certainly going to 'float someone's boat' because this quirky 1500 sq. ft. property with bundles of character, lots of history, lots of rumoured notoriety is going to be the ideal home for some lucky family. Located in such a quiet setting with all major amenities close to hand, it is definitely going to tick all of someone's boxes!

What is Harlow like to live in?

A Glimpse into Everyday Life: Living in Harlow, Essex

Introduction:

Nestled in the heart of Essex, Harlow is a town that combines the tranquility of the countryside with the vibrancy of urban living. With a rich history, a diverse community, and a unique blend of modern and traditional elements, Harlow offers its residents a distinctive and fulfilling lifestyle. In this article, we'll explore what it's like to call Harlow home.

Historical Heritage:

Harlow's history dates back centuries, and remnants of its past are scattered throughout the town. Old Harlow, with its charming medieval architecture and quaint streets, is a testament to the town's rich heritage. The historic buildings, such as the St. Mary's Church and the original St. John's Hospital, add character to the town and serve as reminders of its roots.

Green Spaces and Parks:

One of the standout features of living in Harlow is its commitment to green spaces and parks. The town boasts over 100 acres of green space, including the expansive Harlow Town Park. This beautifully landscaped park offers residents a peaceful retreat, with its lakes,

woodlands, and well-maintained gardens. Families often gather here for picnics, while fitness enthusiasts enjoy the park's walking and cycling trails.

### Community Spirit:

Harlow is known for its strong sense of community. The town hosts numerous events and activities throughout the year, fostering a friendly and inclusive atmosphere. The Harlow Playhouse is a cultural hub, showcasing a variety of performances, from theater productions to live music and comedy shows. Residents often come together to celebrate local festivals and community events, creating lasting connections.

### Education and Employment Opportunities:

Harlow is home to a range of educational institutions, from primary schools to colleges, providing residents with access to quality education. The town's commitment to learning is further exemplified by institutions such as Harlow College, offering a diverse range of courses for further education. Additionally, Harlow's strategic location on the outskirts of London makes it an attractive place for commuters, with excellent transport links by road and rail.

### Diverse Culinary Scene:

Harlow's culinary scene reflects its diverse community. The town offers a mix of international cuisines, from traditional British fare to flavors from around the world. Residents can explore a variety of restaurants, cafes, and pubs, providing a delightful culinary journey without having to venture far from home.

### Transportation:

Harlow's proximity to London and its well-developed transportation infrastructure make it an ideal location for both commuters and those seeking easy access to the capital. The town is well-connected by train, with regular services to London Liverpool Street taking around 30 minutes. The M11 motorway and A414 road also contribute to the town's accessibility.

Conclusion:

Living in Harlow, Essex, offers a unique blend of history, community spirit, green spaces, educational opportunities, and diverse cultural experiences. Whether you're drawn to the town's rich heritage, the tranquility of its parks, or the bustling atmosphere of its community events, Harlow provides a welcoming and enriching environment for its residents. It truly is a place where modern living meets a sense of belonging, making it a delightful home for individuals and families alike.

\*For sale by way of conditional sale means that the buyer will be expected to pay a reservation fee straight after an offer has been accepted. This should be factored in when making an offer. Please speak to us about this if you need further information.

Council Tax Band: C

Tenure: Freehold

Grade II listed.

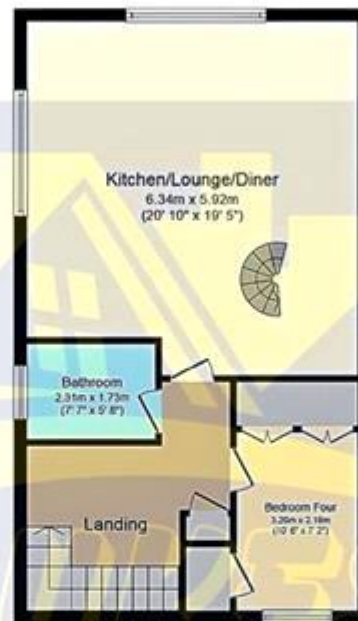
## **Tenure**

Freehold



### Ground Floor

Floor area 59.0 sq.m. (636 sq.ft.) approx



### First Floor

Floor area 62.4 sq.m. (671 sq.ft.) approx



### Second Floor

Floor area 16.3 sq.m. (175 sq.ft.) approx

Total floor area 137.7 sq.m. (1,482 sq.ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>80</b>
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		

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