



Pytt Field, CM17 9AA  
Harlow





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# Pytt Field, CM17 9AA

Welcome to this charming Three-Bedroom End of Terrace Family Home located in the desirable Pytt Field area of Harlow. This property boasts a chain-free status, making it an ideal choice for those looking to move hassle-free.

This family home benefits parking spaces for two cars adds to the practicality of this lovely home, making it ideal for families or those who enjoy having guests over.

In our opinion, we believe that the property would make an ideal purchase for a family looking for extra space. Planning permission granted to extend garage and build on top of the garage for another room and en-suite.

Upon entering, you are greeted by an inviting entrance hall that leads through to a spacious family lounge, perfect for relaxing or entertaining guests. The modern fitted kitchen is a highlight of this home, featuring a range of wall and base units that provide ample storage space for all your culinary needs. A spacious Conservatory which is currently being used as a dining area benefiting from doors leading through to the rear garden. There is a garage that has been thoughtfully converted into another reception room also with doors leading to rear garden. The ground floor boast a downstairs cloakroom adding extra convenience to this family home.

The property offers a master bedroom complete with an en-suite bathroom and built-in wardrobes, ensuring both comfort and convenience. There is also a further two well proportioned bedrooms, and a modern family bathroom benefiting from a three piece suite.

The property is within the catchment area for sought after Primary & Secondary schools. there is ease of access to the M11/M25 Providing direct links into London, Stansted and

## Offers In Excess Of £425,000



- THREE BEDROOM END OF TERRACE FAMILY HOME
- GARAGE CONVERSION INTO A SECOND RECEPTION ROOM
- EN-SUITE TO THE MASTER BEDROOM
- CONSERVATORY
- COUNCIL TAX BAND: D

**Hallway 6'63x3'08 (1.83mx1.12m)**

Carpeted flooring, power points, single radiator.

**Cloakroom (WC) 2'67x5'68 (0.61mx1.52m)**

Double glazed windows to front aspect, textured ceiling, partially tiled walls, Tiled flooring, wash basin with mixer tap, low level flush WC

**Lounge 14'51x17'53 (4.27mx5.18m)**

Double glazed bay windows to front aspect, coved ceiling, single radiator, over mantelpiece, TV aerial point

**Kitchen 14'88x9'72 (4.27mx2.74m)**

Double glazed windows to rear aspect, tiled flooring, tiled splash backs, a range of base and wall units with flat top work surfaces, integrated cooker, electric oven, gas hob, hood extractor, double drainer unit sink, space for fridge freezer, plumbing for washing machine, integrated dish washer, ceiling spotlights, power points

**Conservatory 12'71x13'19 (3.66mx3.96m)**

Double glazed windows to rear and side aspect, tiled flooring, power points, doors leading to the rear garden

**Garage Conversion 18'14x8'48 (5.49mx2.44m)**

Double glazed windows to front and side aspect, coved ceiling with spotlights, single radiator, laminate flooring, power points, door leading to rear garden

**Family bathroom 6'15x5'47 (1.83mx1.52m)**

Double glazed windows to rear aspect, textured ceiling with spotlights, tiled walls, heated towel rail, tiled flooring, extractor fan, panel enclosed bath with mixer taps with a shower attachment, wash basin with mixer tap, low level flush WC, shaver point.

- CHAIN FREE
- DOWNSTAIRS CLOAKROOM
- SECLUDED LOW MAINTENANCE REAR GARDEN
- MODERN FITTED KITCHEN
- EPC RATING: TBC

**Bedroom One 8'48x11'43 (2.44mx3.35m)**

Double glazed windows to front aspect, coved and textured ceiling, carpeted flooring, built in wardrobes, TV aerial point, power points

**En-suite 8'46x4'32 (2.44mx1.22m)**

Textured ceiling with spotlights, tiled splash backs, heated towel rail, vinyl flooring, extractor fan, thermostatically controlled shower, wash basin with mixer tap with vanity unit under, low level flush WC

**Bedroom Two 10'54x8'06 (3.05mx2.59m)**

Double glazed windows to rear aspect, textured ceiling, single radiator, carpeted flooring, power points

**Bedroom Three 8'74x5'71 (2.44mx1.52m)**

Double glazed windows to front aspect, textured ceiling, single radiator, carpeted flooring, built in storage cupboard, power points

**Garden**

Mainly laid to artificial grass with a decked area.

Flood Risk: Very Low

Build Standard Construction

Tenure: Freehold

Parking: Driveway for Two Cars

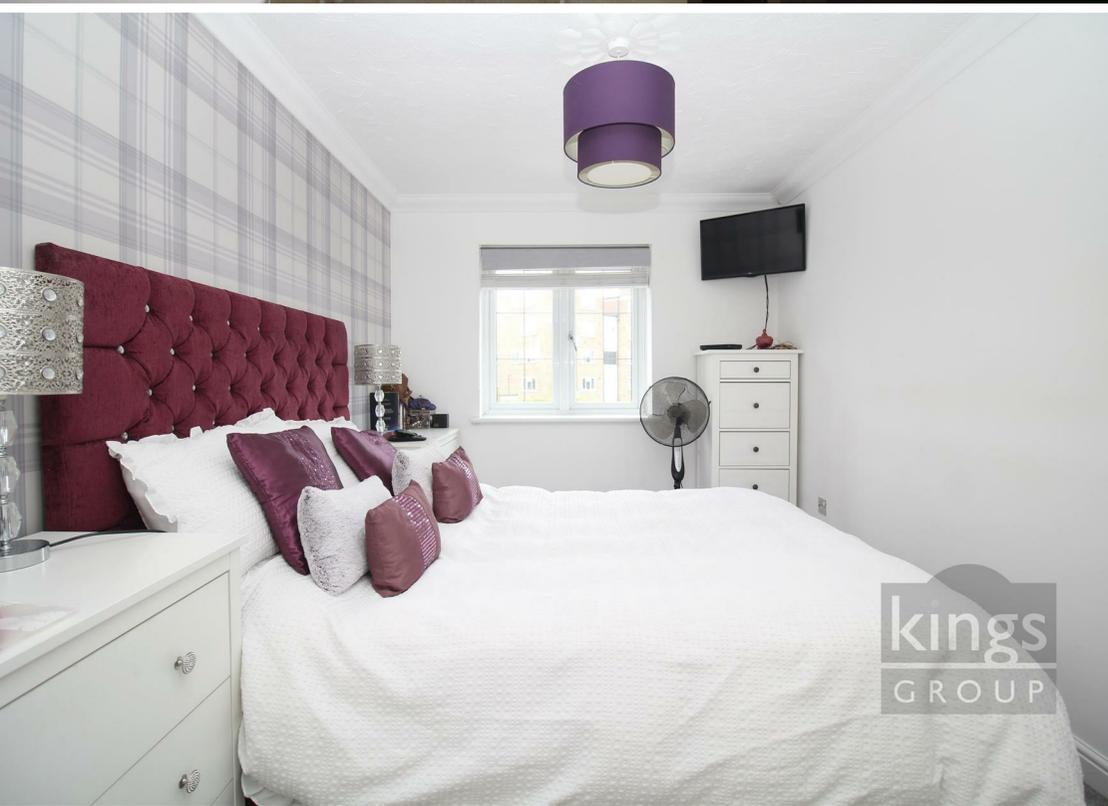




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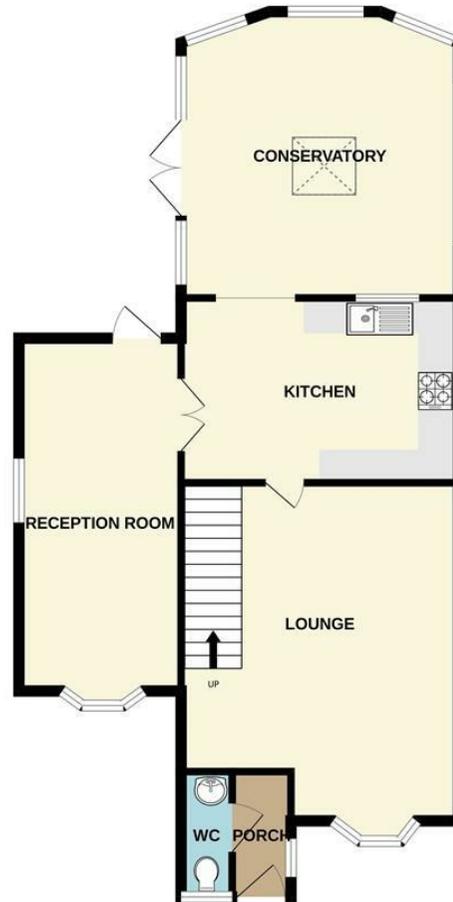


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR

1ST FLOOR



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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