



Chapel Fields, CM17 9EL  
Harlow





Kings  
GROUP

## Chapel Fields, CM17 9EL

Welcome to this CHAIN FREE three-bedroom mid-terrace family home located in the desirable Chapel Fields area of Harlow. Situated conveniently close to local shops, schools, and amenities, this property offers a lifestyle of ease and accessibility. Moreover, its close proximity to the M11 and M25 provides direct links to London, Stansted, and Cambridge, making it an ideal location for commuters or those who enjoy exploring nearby cities.

This spacious family home invites you through an entrance hall that leads into a generously sized family lounge and a modern kitchen/diner, benefiting from a range of wall and base units. Perfect for entertaining guests or relaxing with family.

This family home comprises two double bedrooms, with the master bedroom featuring convenient built-in wardrobes, and an additional single bedroom offering versatility for various needs. The family bathroom is equipped with a three-piece suite, ensuring comfort and convenience for the household.

Don't miss the opportunity to make this lovely house your new home, where comfort, convenience, and modern living come together seamlessly. Contact us today to arrange a viewing and envision the endless possibilities this property has to offer.

## Offers In The Region Of £330,000



- **Three Bedroom Mid Terrace House**
- **Kitchen/Diner**
- **On Street Parking**
- **Secluded Rear Garden With Side Access**
- **EPC Rating: C**

- **Chain Free**
- **Well Proportioned Bedrooms**
- **Close To Local Schools, Shops & Amenities**
- **Close To The M11/M25**
- **Council Tax Band: C**

#### **Lounge 12'34 x 11'97 (3.66m x 3.35m)**

Double glazed window to front aspect, coved ceilings, single radiator, open style fireplace, TV aerial point, power points

#### **Kitchen/Diner 18'53 x 11'79 (5.49m x 3.35m)**

Double glazed windows to rear aspect, vertical radiator, Base and wall units with roll top, space for a cooker, Gas oven and hob, double drainer unit, space for fridge freezer, plumbing for washing machine, coved ceiling, power points, combi boiler

#### **Bedroom One 14'20 x 12'15 (4.27m x 3.66m)**

Double glazed windows to front aspect, carpeted flooring, coved ceiling, power points

#### **Bedroom Two 8'61 x 14'40 (2.44m x 4.27m)**

Double glazed windows to rear aspect, carpeted flooring, power points.

#### **Bedroom Three 8'79 x 9'09 (2.44m x 2.97m)**

Double glazed windows to front aspect, single radiator, carpeted, power points.

#### **Family Bathroom 7'59 x 5'54 (2.13m x 1.52m)**

Double glazed windows to rear aspect, heated towel rail, panel enclosed bath with mixer tap and shower attachment, wash basin with mixer tap, low level flush WC

#### **Rear Garden**

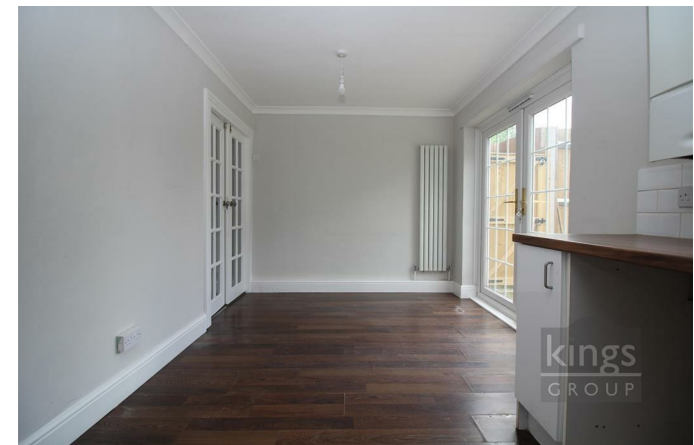
Mainly laid to decking, lawn area, wooden shed, side access.

Flood Risk- Low

Tenure: Freehold

Build: Standard Construction

Parking: On Street Parking





kings  
GROUP



kings  
GROUP



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



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 ©2024

THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.

Unit 4, Church Langley Way, Harlow,  
Essex, CM17 9TE  
T: 01279 410084  
E:  
www.kings-group.net

