

Moorfield, CM18 7QG  
Harlow







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GROUP



# Moorfield, CM18 7QG

**\*\* KINGS GROUP HARLOW ARE DELIGHTED TO OFFER THIS CHAIN FREE, THREE BEDROOM MID TERRACE HOUSE FOR SALE IN MOORFIELD, HARLOW \*\***

In our opinion this property would make an ideal purchase for any residential buyer looking to put their own stamp on a property or investment purchase for anyone looking to expand their portfolio.

The property is ideally located just a 14 minute walk (0.7 miles) or 4 minute drive (1.1 miles) from Staple Tye Shopping Centre where you have a supermarket, variety of takeaway restaurants, local shops, salon as well as Lister Medical Centre.

Also ideal for young families the property is just a 12 minute walk (0.6 miles) or 3 minute drive (0.8 miles) to Stewards Academy and a 5 minute walk (0.2 miles) or 2 minute drive (0.6 miles) from Kingsmoor Academy, giving you great schooling opportunities for all ages. For older children you have Harlow College near the town center just 8 minutes drive (2.4 miles) away.

At the town center, 37 minute walk (1.8 miles) or 10 minute drive (2.4 miles), you will also find further amenities including 24 hour supermarket, range of popular restaurants, variety of high street shops, more salons, a cinema and choice of affordable gyms.

The property comprises entrance hall with downstairs cloakroom, lounge, dining room, kitchen, three bedrooms, family bathroom with separate shower cubicle on the landing. The property also benefits from good storage throughout, recently upgraded UPVC windows, small front garden, large rear garden and ample street parking in the area.

To avoid disappointment call us now to arrange your viewing on 01279 433 033.

## Offers In Excess Of £290,000



- **THREE BEDROOM MID TERRACE HOUSE**
- **IDEAL INVESTMENT PURCHASE OR FAMILY HOME**
- **LARGE REAR GARDEN**
- **SEPERATE SHOWER CUBICLE**
- **COUNCIL TAX BAND - C**

#### **Entrance Hallway**

Laminate flooring, power points doors leading to kitchen and downstairs WC

#### **Downstairs W.C.**

Double glazed opaque window to front aspect, laminate flooring, pedestal wash basin, low level WC

#### **Kitchen 10'7" x 6'7" (3.24 x 2.03 )**

Double glazed window to side aspect, laminate flooring, tiled walls, a range of base and wall units with granite effect roll top work surfaces, integrated electric oven and hob with chimney style extractor fan, drainer unit, space for fridge/freezer, integrated washing machine, tiled ceiling, power points

#### **Dining Room 19'6" x 12'2" (5.96 x 3.71)**

Double glazed French doors to rear aspect leading to garden, double radiator, laminate flooring, tiled ceiling, power points

#### **Lounge 17'2" x 13'0" (5.25 x 3.97)**

Double glazed window to rear aspect, double glazed patio door leading to garden, double radiator, laminate flooring, phone point, TV aerial point, power points, coved textured ceiling

#### **Master Bedroom 12'5" x 9'6" (3.81 x 2.92)**

Double glazed window to rear aspect, single radiator, carpeted, fitted wardrobes, tiled ceiling

#### **Bedroom Two 12'7" x 8'7" (3.85 x 2.63)**

Double glazed window to rear aspect, single radiator, carpeted, tiled ceiling, power points

- **CHAIN FREE**
- **SPACIOUS THROUGHOUT**
- **AMPLE STREET PARKING**
- **CLOSE TO LOCAL SHOPS AND AMENITIES**
- **EPC - D**

#### **Bedroom Three 8'7" x 7'8" (2.63 x 2.34)**

Double glazed window to front aspect, carpeted, single radiator, power points, tiled ceiling

#### **Shower Cubicle**

Seperate shower cubicle with extractor fan and thermostatically controlled shower

#### **Bathroom 6'11" x 4'9" (2.13 x 1.45)**

Double glazed opaque window to side aspect, single radiator, laminate flooring, panel enclosed bath with thermostatically controlled shower over bath, pedestal wash basin, low level WC, tiled ceiling

#### **External**

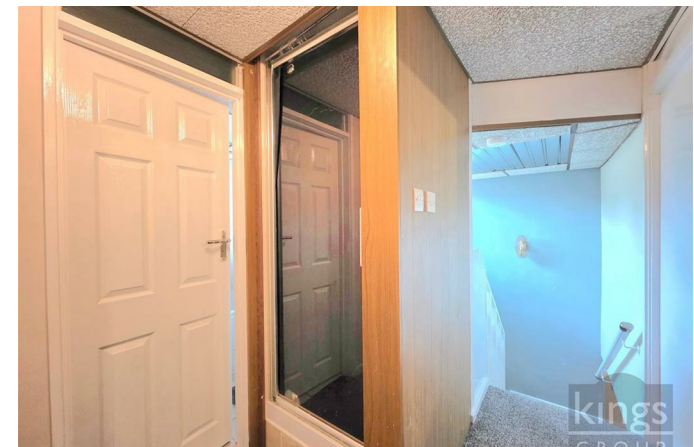
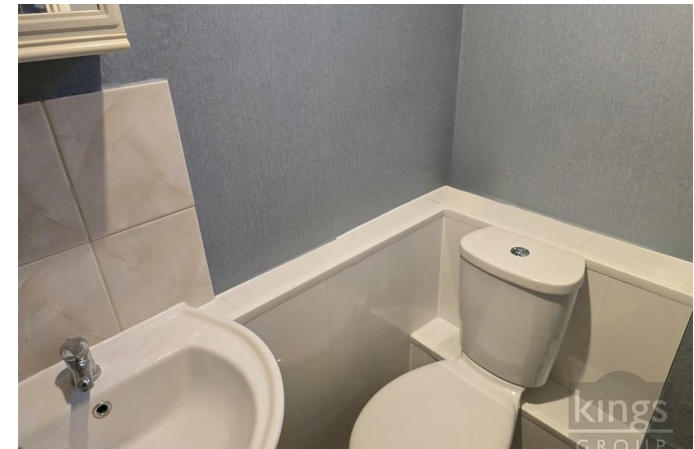
Front garden, rear garden with decked area, ample street parking

Tenure - Freehold

Construction Type - Brick Built

EPC rating - D

Counil Tax Band - C











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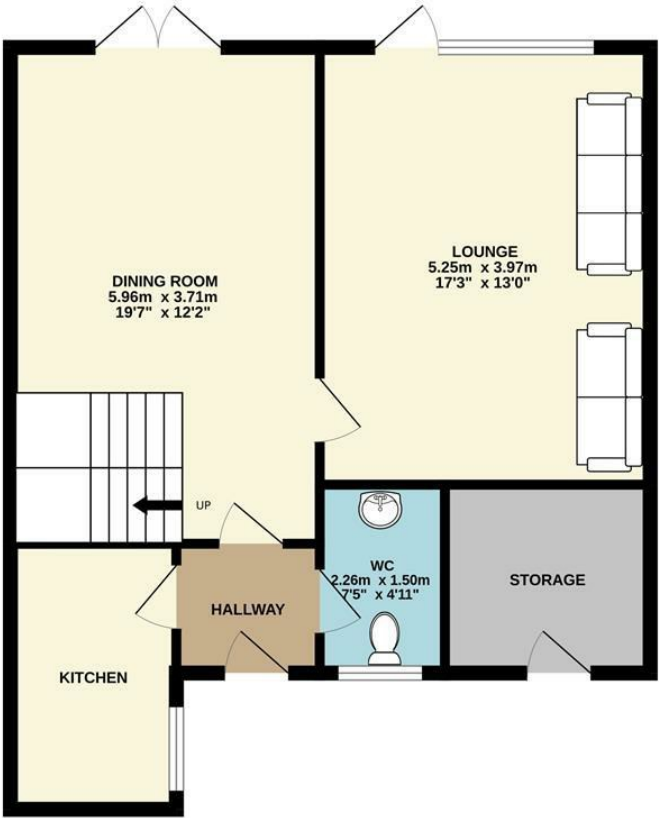


| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  |                         |           |
| (29-54) E                                   |  |                         |           |
| (21-28) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

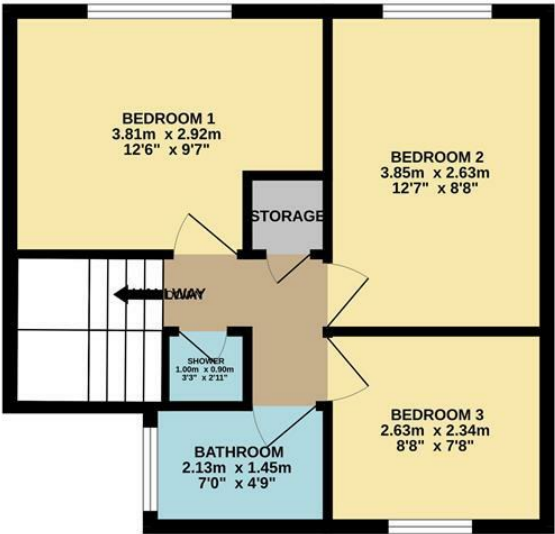
| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) A   |  |                         |           |
| (81-91) B   |  |                         |           |
| (69-80) C   |  |                         |           |
| (55-68) D   |  |                         |           |
| (29-54) E   |  |                         |           |
| (21-28) F   |  |                         |           |
| (1-20) G  |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales   |  | EU Directive 2002/91/EC |           |



GROUND FLOOR  
60.9 sq.m. (656 sq.ft.) approx.



1ST FLOOR  
37.5 sq.m. (403 sq.ft.) approx.



TOTAL FLOOR AREA : 98.4 sq.m. (1059 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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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.












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