



Longfield, CM18 6LD  
Harlow





# Longfield, CM18 6LD

Kings Group are delighted to present this THREE BEDROOM END OF TERRACE FAMILY HOME offered for sale on a CHAIN FREE BASIS, ideally situated in the ever so popular Long Field, Harlow. This property presents an ideal opportunity for a first-time buyer or investor looking to modernise and add value, while enjoying a well-located family home close to local amenities.

The accommodation begins with an inviting entrance hall leading through to the kitchen, fitted with a range of wall and base units and providing direct access to the rear garden. There is also a separate utility room offering additional storage and practicality. The ground floor further benefits from a spacious lounge, a bright conservatory, and a convenient downstairs shower room, creating versatile living space for everyday family life.

To the first floor, the property offers three well-proportioned bedrooms, two of which feature built-in wardrobes, providing excellent storage solutions. The family bathroom is fitted with a three-piece suite and serves the bedrooms comfortably.

Externally, the south-facing rear garden is mainly laid to lawn with a patio area, ideal for outdoor dining and entertaining, and benefits from rear access. The property is perfectly positioned close to local shops, schools, and amenities, with excellent transport links nearby including easy access to the M11 and M25, making it an ideal location for commuters.

£300,000



- CHAIN FREE
- IN NEED OF MODERNISATION
- SOUTH FACING REAR GARDEN
- DOWNSTAIRS SHOWER ROOM
- CLOSE TO LOCAL SHOPS, SCHOOLS AND AMENITIES

- THREE BEDROOM END OF TERRACE FAMILY HOME
- IDEAL PURCHASE FOR A FIRST TIME BUYER
- UTILITY ROOM
- CONSERVATORY
- CLOSE TO THE M11/M25

### Property information

Tenure: Freehold

Build : Standard Construction

Flood Risk: Rivers & Seas - Very Low, Surface Water - Very Low

Parking: On Street Parking

**Cloakroom/Shower Room 7'3 x 6'4 (2.21m x 1.93m)**

**Lounge/ Dining Room 20'6 x 11'8 (6.25m x 3.56m)**

**Kitchen 13'31 x 11'54 (3.96m x 3.35m)**

**Conservatory 10'4 x 10'2 (3.15m x 3.10m)**

**Utility Room 6'46 x 5'28 (1.83m x 1.52m)**

**Bedroom One 12'43 x 8'97 (3.66m x 2.44m)**

**Bedroom Two 10'28 x 9'09 (3.05m x 2.97m)**

**Bedroom Three 11'22 x 6'93 (3.35m x 1.83m)**

**Family Bathroom 9'64 x 5'25 (2.74m x 1.52m)**

### Rear Garden

South facing, rear access, mainly laid to lawn with patio area.







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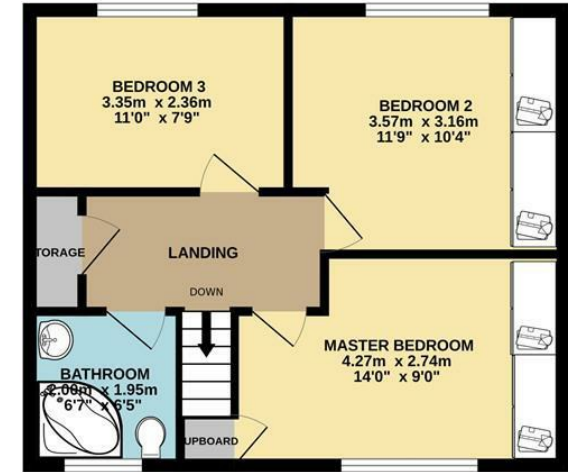
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	72	84

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

GROUND FLOOR  
54.0 sq.m. (581 sq.ft.) approx.

1ST FLOOR  
40.8 sq.m. (439 sq.ft.) approx.



TOTAL FLOOR AREA : 94.8 sq.m. (1021 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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