



Pittmans Field, CM20 3LE
Harlow





kings
GROUP

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**** KINGS GROUP HARLOW ARE DELIGHTED TO OFFER THIS TWO BEDROOM, END OF TERRACE HOUSE FOR SALE IN PITTMANS FIELD, HARLOW ****

This spacious, chain free property is an ideal purchase for any first time buyer looking to get onto the property ladder or any investor looking to add another property to their portfolio, due to it being very close to local transport links and amenities a property requires such as, Harlow Town Train Station is 20 minute walk or 5 minute drive away giving you direct access to London Liverpool Street, Cambridge and Stansted Airport. Pittmans Field is also a short drive away from Harlow Town Centre where you will find 24 hour supermarkets, range of high street shops, variety of popular restaurants, choice of affordable gyms and cinema. The property is also close to some of the areas most popular schools such as Freshwaters Primary Academy (0.6 miles), Cooks Spinney Primary Academy and Nursery (0.7 miles), St Albans Catholic Academy (0.4 miles) and many others all a short walk or drive away.

The property comprises spacious entrance hall, lounge /diner, kitchen, lean to, two double bedrooms, first floor family bathroom and good sized rear garden with brick built storage and side access, UPVC double glazed windows, Gas central heating (untested).

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

Offers In Excess Of £275,000



- TWO BEDROOM END OF TERRACE HOUSE FOR SALE
- LARGE LOUNGE / DINER
- EASY ACCESS TO TRANSPORT LINKS
- CLOSE TO LOCAL SHOPS AND AMENITIES
- EPC RATING - E

- CHAIN FREE
- LARGE REAR GARDEN WITH SIDE ACCESS
- CLOSE TO POLUALR SCHOOLS
- AMPLE STREET PARKING
- COUNCIL TAX BAND - C

Lounge / Diner 19'3" x 10'3" (5.87 x 3.13)

Double glazed window to front aspect, double radiator, laminate flooring, phone point, TV aerial, power points, coved ceiling

Kitchen 11'2" x 8'2" (3.41 x 2.51)

Tiled flooring, coved ceiling, a range of base and wall units with granite effect roll top work surfaces, power points, door leading to utility area in lean to

Lean to 14'11" x 8'0" (4.57 x 2.44)

Single glazed window to rear aspect, single radiator, tiled flooring, plumbing for washing machine

Bathroom

Double glazed opaque window to front aspect, single radiator, tiled flooring, panel enclosed bath with mixer tap, thematically controlled shower, pedestal wash basin, low level W.C, tiled walls

Bedroom One 15'11" x 9'7" (4.87 x 2.94)

Double glazed window to front aspect, single radiator, carpeted flooring, build in storage cupboard, TV aerial point, power points

Bedroom Two 12'7" x 8'7" (3.86 x 2.62)

Double glazed window to rear aspect, single radiator, carpeted flooring, TV aerial point, power points

Garden

Access via the side





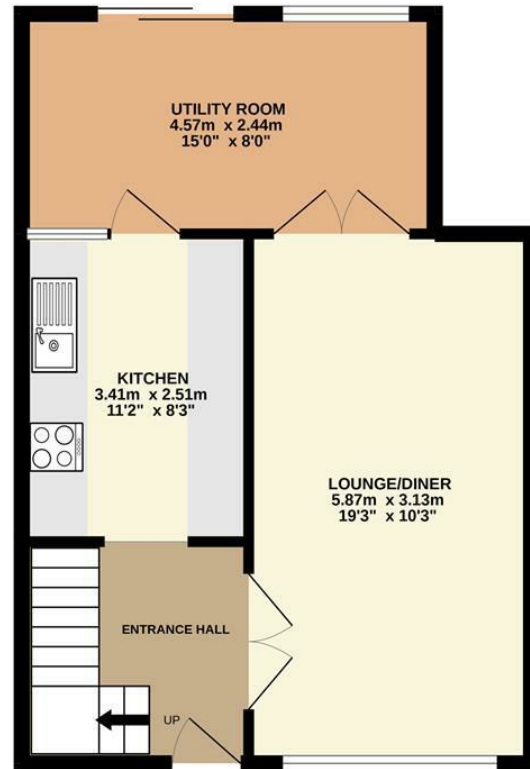




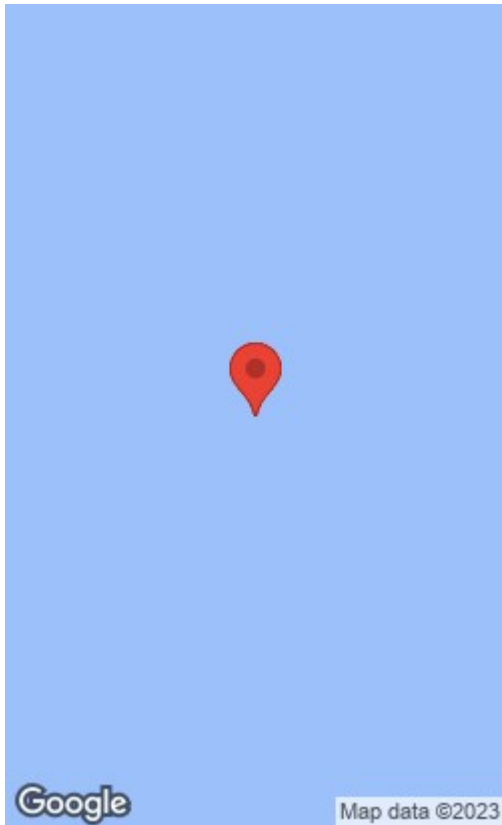
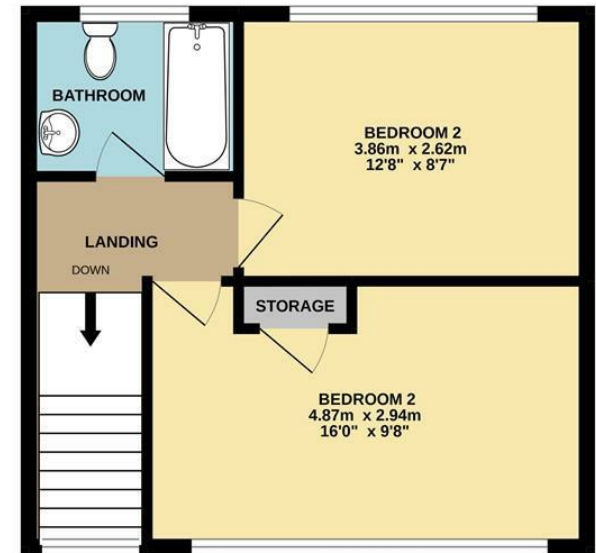
Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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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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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