



Joyners Field, CM18 7QD  
Harlow

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# Joiners Field, CM18 7QD

\*\* KINGS GROUP HARLOW ARE DELIGHTED TO OFFER THIS SPACIOUS, THREE BEDROOM MID-TERRACE PROPERTY, IN THE POPULAR AREA OF JOINERS FIELD, HARLOW \*\*

Nestled in the desirable area of Joiners Field, Harlow, this charming three-bedroom mid-terrace house offers a wonderful opportunity for those looking to create their dream home. The property is spacious throughout, providing ample room for family living. While it is in need of modernisation, this presents a fantastic chance to personalise the space to your taste.

The heart of the home is a good-sized kitchen/diner, perfect for family meals and entertaining guests. The three generously proportioned bedrooms ensure that everyone has their own comfortable retreat. Additionally, the family bathroom features a four-piece suite, providing both convenience and comfort.

Location is key, and this property does not disappoint. It is conveniently situated close to schools, shops, and various amenities, making daily life easy and enjoyable. Furthermore, with easy access to the A414, commuting and exploring the surrounding areas is a breeze.

This mid-terrace house is a promising prospect for families or investors alike, offering the potential to transform it into a modern haven in a sought-after location. Don't miss the chance to make this property your own.

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

Asking Price £290,000



- THREE BEDROOM MID-TERRACE HOUSE
- LARGE KITCHEN/DINER
- FAMILY BATHROOM WITH FOUR PIECE SUITE
- CLOSE TO LOCAL SHOPS AND AMENITIES
- EASY ACCESS TO A414 & M11

**Porch 6'91 x 5'61 (1.83m x 1.52m)**

Double glazed window to front and side aspect, laminate flooring, door leading to hallway

**Lounge 15'96 x 11'72 (4.57m x 3.35m)**

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

**Dining Room 9'51 x 7'26 (2.74m x 2.13m )**

Double glazed patio doors to rear aspect leading to rear garden, laminate flooring, coved textured ceiling, power points, opening leading to kitchen

**Kitchen 11'72 x 10'10 (3.35m x 3.30m)**

Double glazed window to rear aspect, double glazed door to rear aspect leading to rear garden, tiled flooring, a range of base and wall units with roll top work surfaces, integrated electric oven with gas hob, space for fridge/freezer, plumbing for washing machine, coved textured ceiling, storage cupboard, power points

**First Floor Landing**

Carpeted, loft access, airing cupboard

**Master Bedroom 12'28 x 10'02 (3.66m x 3.10m )**

Double glazed window to rear aspect, laminate flooring, built in storage cupboard, textured ceiling, double radiator, power points

**Bedroom Two 12'31 x 9'13 (3.66m x 2.74m)**

Double glazed window to front aspect, laminate flooring, textured ceiling, double radiator, power points

**Bedroom Three 9'98 x 7'18 (2.74m x 2.13m)**

Double glazed window to front aspect, laminate flooring, textured ceiling, double radiator, power points

- SPACIOUS THROUGHOUT
- THREE GOOD SIZED BEDROOMS
- AMPLE STREET PARKING
- WITHIN CATCHMENT AREA OF SOUGHT AFTER SCHOOLS
- EPC RATING D

**Family Bathroom 7'75 x 6'75 (2.13m x 1.83m)**

Double glazed opaque window to rear aspect, laminate flooring, panel enclosed bath, pedestal style wash basin, low level flush W.C. single radiator, walk in shower cubicle with thermostatically controlled shower

**External**

Ample street parking, rear garden with rear access

Tenure - Freehold

Construction Type - Concrete - No Fines

EPC Rating - D

Council Tax Band - C



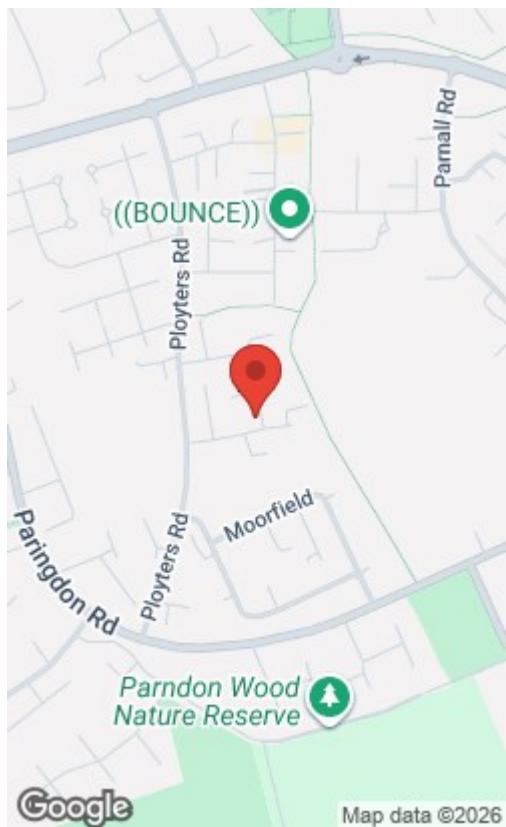




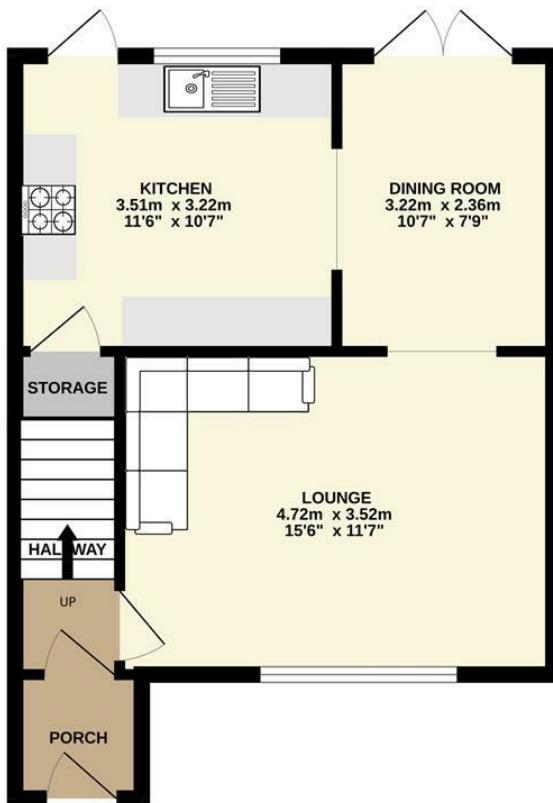


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

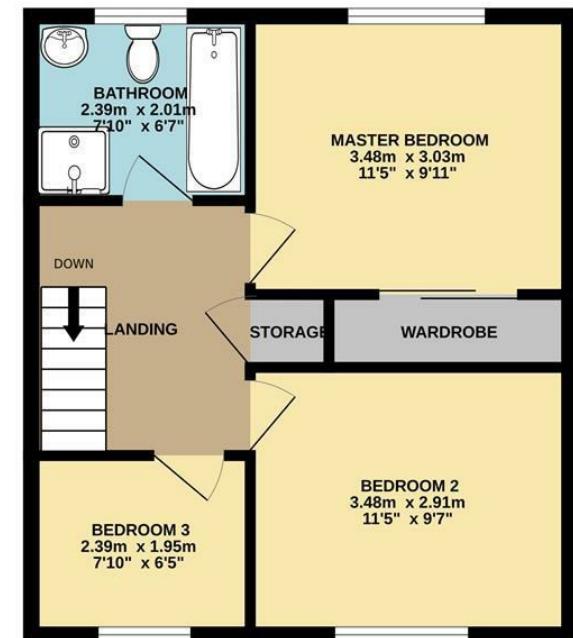
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England &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



GROUND FLOOR  
41.4 sq.m. (446 sq.ft.) approx.



1ST FLOOR  
39.5 sq.m. (425 sq.ft.) approx.



TOTAL FLOOR AREA: 80.9 sq.m. (871 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and 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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