



Purford Green, CM18 6HP
Harlow





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**** KINGS GROUP HARLOW ARE DELIGHTED TO OFFER THIS CHAIN FREE, SPACIOUS, THREE BEDROOM MID-TERRACE HOUSE FOR SALE IN THE POPULAR AREA OF PURFORD GREEN, HARLOW ****

Nestled in the cul-de-sac of Purford Green, Harlow, this mid-terrace house presents an excellent opportunity for families and first-time buyers alike. The property boasts three generously sized double bedrooms, ensuring ample space for relaxation and personalisation. The large kitchen/diner is perfect for family gatherings and entertaining guests, providing a warm and inviting atmosphere.

This home is chain-free, allowing for a smooth and efficient purchase process. Additionally, there is potential for a driveway, subject to planning permission, which could enhance convenience and parking options.

Situated close to local shops and amenities, residents will enjoy easy access to everyday necessities. Furthermore, the property is within reach of good schools, making it an ideal choice for families seeking a nurturing environment for their children.

Overall, this spacious three-bedroom mid-terrace house in Purford Green offers a wonderful blend of comfort, convenience, and potential, making it a property not to be missed.

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

Offers In Excess Of £325,000



- **THREE BEDROOM MID-TERRACE HOUSE**
- **IN NEED OF MODERNISATION**
- **FRENCH DOORS OFF KITCHEN AND LOUNGE LEADING TO REAR GARDEN**
- **DOWNSTAIRS W.C.**
- **CLOSE TO LOCAL SHOPS AND AMENITIES**

Entrance Hallway

Carpeted, single radiator, stairs leading to first floor landing

Lounge 19'47 x 10'99 (5.79m x 3.05m)

Double glazed windows to front and rear aspect, double glazed French doors to rear aspect leading to rear garden, carpeted, textured ceiling, double radiator, TV aerial point, phone point, power points

Kitchen/Diner 17'16 x 11'68 (5.23.04m x 3.35m)

Double glazed window and French doors to rear aspect leading to rear garden, double radiator, vinyl flooring, tiled splash backs, a range of base and wall units with roll top work surfaces, cooker with gas hob, sink with single drainer unit, washing machine, space for fridge/freezer, power points

Utility Area 12'43 x 5'27 (3.66m x 1.52m)

Door to front aspect, vinyl flooring, a range of base units with roll top work surfaces, power points

Downstairs W.C. 6'05 x 2'86 (1.96m x 0.61m)

Vynl flooring, double glazed opaque window to side aspect, single radiator, wash basin, low level W.C.

First Floor Landing

Carpeted, storage cupboard, loft access

Master Bedroom 14'43 x 8'92 (4.27m x 2.44m)

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

Bedroom Two 10'90 x 10'21 (3.05m x 3.05m)

Double glazed window to rear aspect, coved textured ceiling, laminate flooring, power points, single radiator

- **CHAIN FREE**
- **SPACIOUS KITCHEN/DINER**
- **POTENTIAL FOR A DRIVEWAY (STPP)**
- **CUL-DE-SAC LOCATION**
- **WITHIN CATCHMENT AREA OF SOUGHT AFTER SCHOOLS**

Bedroom Three 11'78 x 6'96 (3.35m x 1.83m)

Double glazed window to rear aspect, coved textured ceiling, laminate flooring, single radiator, power points

Wet Room 9'58 x 5'39 (2.74m x 1.52m)

Double glazed opaque window to front aspect, sheet vinyl flooring, extractor fan, low level W.C. tiled walls

Construction Type - Standard Construction - Brick Built
EPC Rating - TBC
Council Tax Band - C



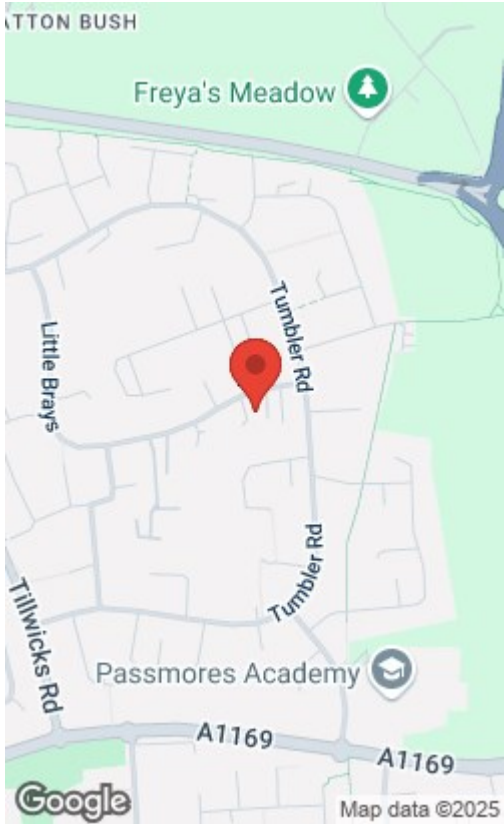




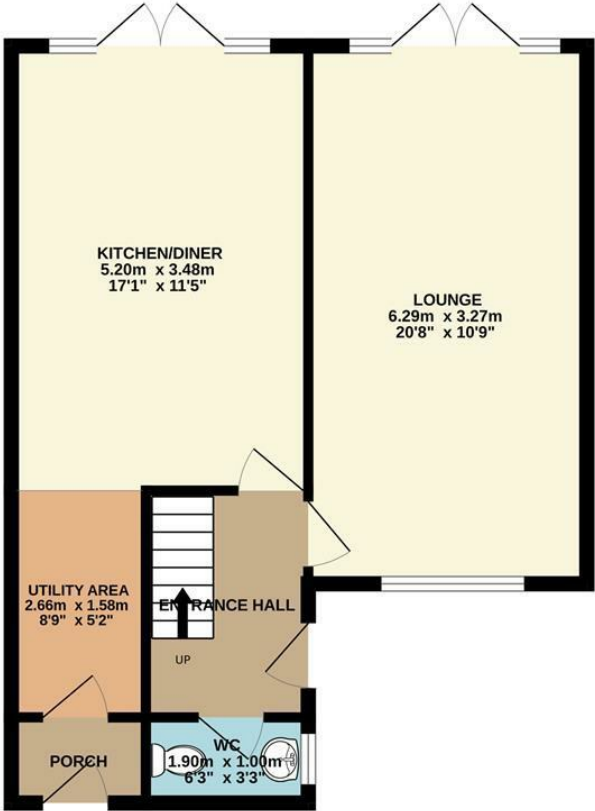
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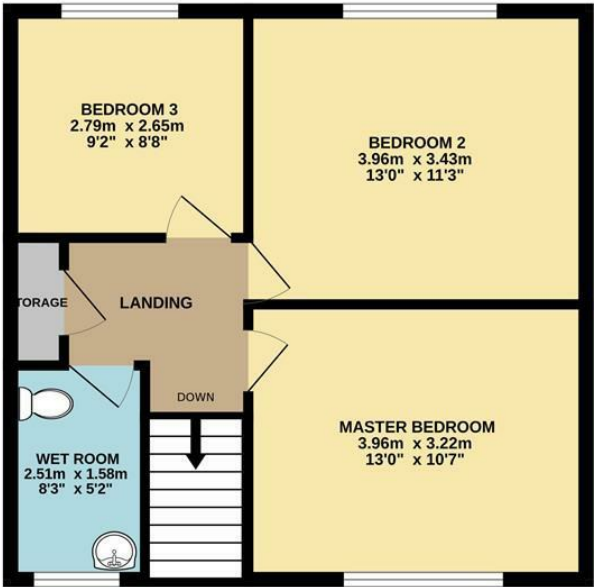
Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54)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



GROUND FLOOR
51.4 sq.m. (554 sq.ft.) approx.



1ST FLOOR
44.9 sq.m. (484 sq.ft.) approx.



TOTAL FLOOR AREA : 96.4 sq.m. (1037 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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