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Willowfield, CM18 6RU



Offers In The Region Of £239,995 Leasehold



Exclusive to Kings Group - TWO BEDROOM SPLIT LEVEL MAISONETTE in Willowfield, Harlow.

In our opinion, this spacious property would make an ideal first time buyer purchaser for anyone looking to get on the property ladder or an ideal investment for anyone looking to start or expand their property portfolio.

Ideal for a young families the property is only 5 minutes from Abbotsweld Primary School and less than 20 minutes from Stewards Academy. Willowfield is a very popular area as it is close to all of the local amenities including Staple Tye Shopping Centre at less than 15 minutes (0.7 miles) walk away giving you access to supermarket, variety of takeaway restaurants, salon, pharmacy and the Lister Medical Centre. The main town centre is accessible at about a 20 minute walk or less than 10 minute drive (approx. 1 mile) where you will find 24 hour supermarket, further restaurants for walk-in or takeaway, range of high street shops, choice of affordable gyms, salons and cinema. Public transport links are also easily accessible to this property with bus routes throughout Harlow and surrounding areas from the bus stop at the top of the road, Harlow Town Train Station is 2.5 miles from this house giving you direct access into London, Cambridge and Stansted Airport.

The property comprises entrance hall, lounge / diner, kitchen, two DOUBLE bedrooms with storage and first floor family shower room. The property also benefits from good sized rear garden with side access.

Lounge 20'0 x 10'2

Double glazed windows to front and rear aspect, single radiator, carpet, open style fire place, phone point, TV aerial point, power points, under stairs storage cupboard

Kitchen 14'0 x 7'5

Single glazed window to rear aspect, tiled flooring, range of ball and base units with roll top work surface and tiled splash backs, gas oven and hob with chimney style extractor fan, sink with drainer unit, space for fridge / freezer, plumbed for washing machine and dishwasher, double glazed door leading to garden, power points

Bedroom One 13'5 x 10'0

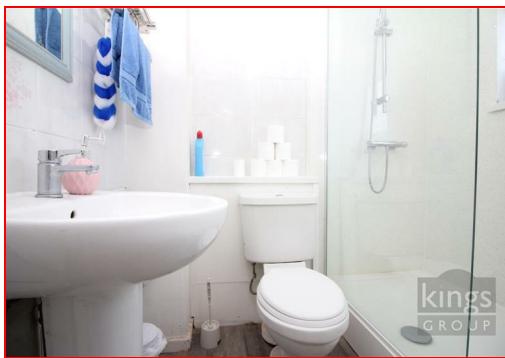
Double glazed window to rear aspect, single radiator, carpet, built-in wardrobes, power points

Bedroom Two 13'5 x 9'0

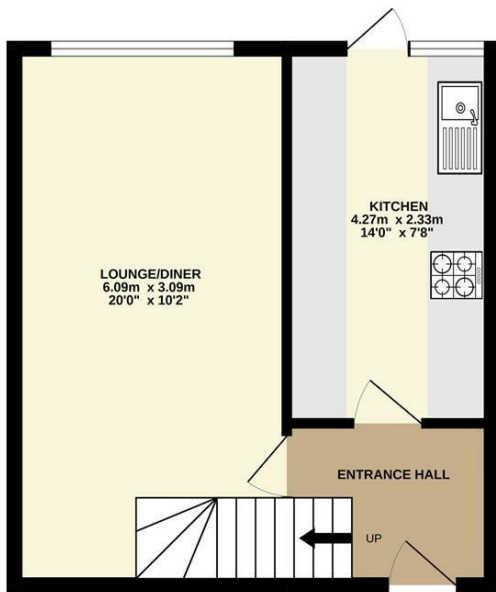
Double glazed window to rear aspect, single radiator, carpet, built-in storage cupboard, power points

Bathroom 7'0 x 6'3

Double glazed opaque window to front aspect, single radiator, lino flooring, thermostatically controlled walk-in shower, wash hand basin with pedestal, low level flush WC, tiled walls



GROUND FLOOR
33.0 sq.m. (355 sq.ft.) approx.

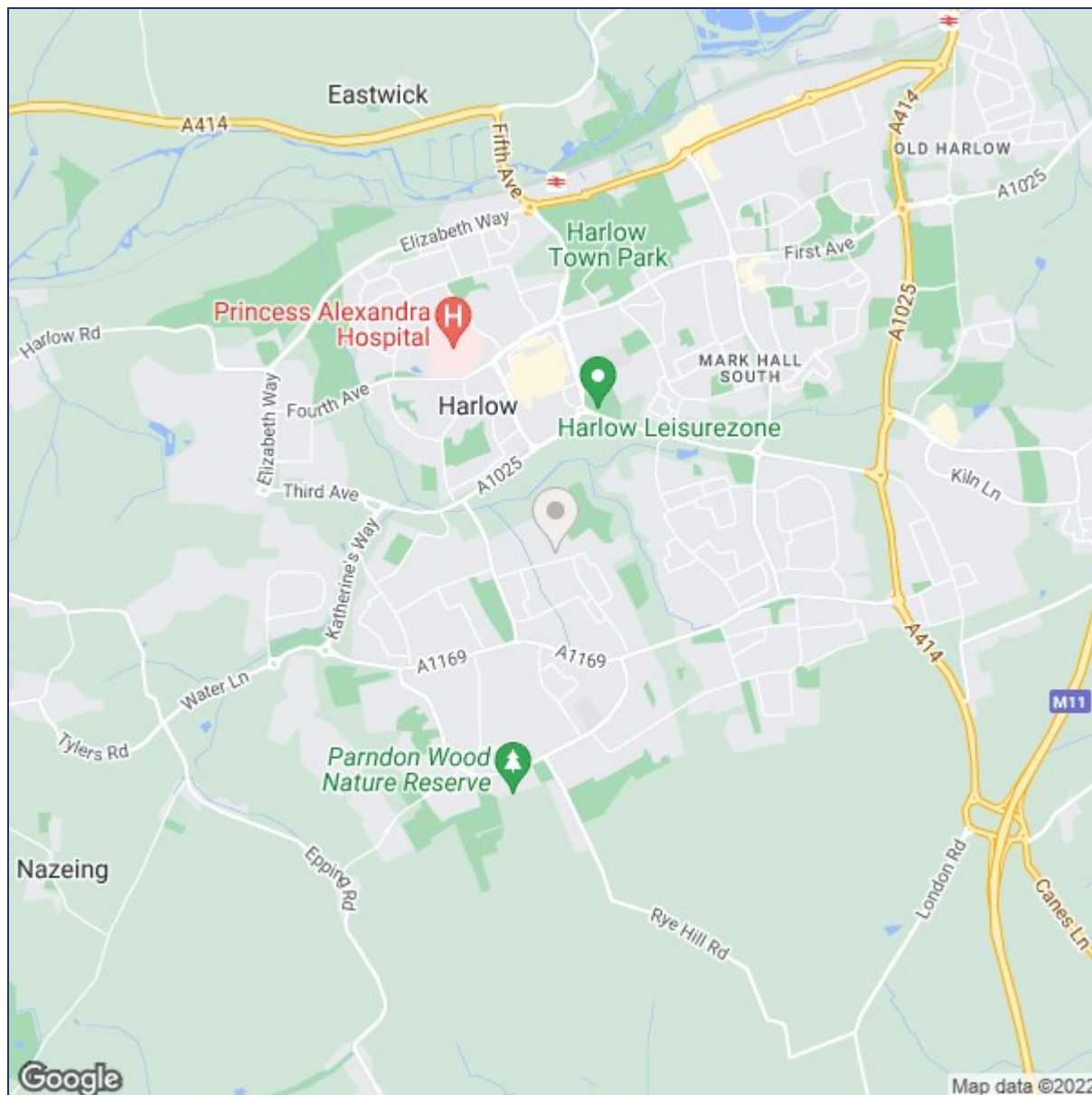


1ST FLOOR
36.6 sq.m. (394 sq.ft.) approx.



TOTAL FLOOR AREA : 69.6 sq.m. (750 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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(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	

("These details are correct at time of going to press").

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.

