



## Willowfield, Harlow, CM18 6RU Offers In The Region Of £239,995

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.

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## **Lounge 20'0 x 10'2 (6.10m x 3.10m)**

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 (4.27m x 2.26m)**

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 (4.09m x 3.05m)**

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

## **Bedroom Two 13'5 x 9'0 (4.09m x 2.74m)**

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

## **Bathroom 7'0 x 6'3 (2.13m x 1.91m)**

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

