



162 Nicholls Field, Harlow
Offers In Excess Of £325,000 Freehold



162 Nicholls Field, Harlow

19 Eastgate, Harlow, Essex, CM20
1HP

01279 433033
www.kings-group.net

- END OF TERRACE
- NEWLY DECORATED
- NEW KITCHEN
- CONSERVATORY
- CLOSE TO LOCAL SHOPS AND AMENITIES
- CLOSE TO M11/A414
- NEAR SOUGHT AFTER SCHOOLS
- DECKED GARDEN AREA
- REAR ACCESS
- SOUGHT AFTER LOCATION

** KINGS GROUP HARLOW ARE DELIGHTED TO OFFER THIS TWO/THREE BED END OF TERRACE PROPERTY **

This property would make an ideal first time purchase for anyone looking to get onto the property ladder or investor looking for a great return. The property has been recently renovated and ready to move straight into. Located in Nicholls Field, the property is just a 7 minute walk from Passmores Academy and a 4 minute walk from Purford Green Primary School making it ideal for anyone with children. The property is also just a 5 minute drive from the M11 offering great links into London and other major cities making it perfect for commuters. Don't miss your opportunity to arrange a viewing please call us now on Tel: 01279 433 033

Kings Group would like to offer this ONE/TWO BED PROPERTY, for sale. This property would make an ideal first time purchase for anyone looking to put their own stamp on a property and make a house a home. Located in Nicholls Field, the property is just a 7 minute walk from Passmores Academy and a 4 minute walk from Purford Green Primary School making it ideal for anyone with children. The property is also just a 5 minute drive from the M11 offering great links into London and other major cities making it perfect for commuters. Don't miss your opportunity to arrange a viewing - call us now!

Entrance Hall

Stairs leading to first floor landing, under stair storage cupboard, double glazed window to side aspect, laminate flooring, single radiator, coved textured ceiling, smoke alarm, power points.

Study 6'29 x 8'22 (1.83m x 2.44m)

Double glazed window to front aspect, single radiator, laminate flooring, coved ceiling, TV aerial point.

Lounge 21'68 x 11'43 (6.40m x 3.35m)

Double glazed bay window to front aspect, double radiator, laminate flooring, open style fireplace, phone point, TV aerial point, power points, coved ceiling, spotlights, double glazed patio doors leading to conservatory.

Conservatory 10'35 x 9'67 (3.05m x 2.74m)

Double glazed window to side and rear aspect, laminate flooring.

Kitchen 11'07 x 7'33 (3.53m x 2.13m)

Double glazed window to rear aspect, tiled flooring, tiled splash backs, space for integrated cooker, electric oven and hob, integrated chimney style extractor fan, drainer unit sink, space for fridge freezer, plumbing for dish washer and washing machine, coved ceiling, spotlights, power points, double glazed patio doors leading to the garden.

First Floor Landing

Coved ceiling, smoke alarm.

Family Bathroom 6'43 x 6'14 (1.83m x 1.83m)

Double glazed opaque window to rear aspect, single radiator, laminate flooring, panel enclosed bath, electric shower, pedestal wash basin, low level W.C, tiled splash backs, coved ceiling.

Bedroom 1 10.19 x 12.12 (3.05m.5.79m x 3.66m.3.66m)

Double glazed windows to front aspect, single radiator, built in wardrobes, built in storage cupboard, power points, coved ceiling

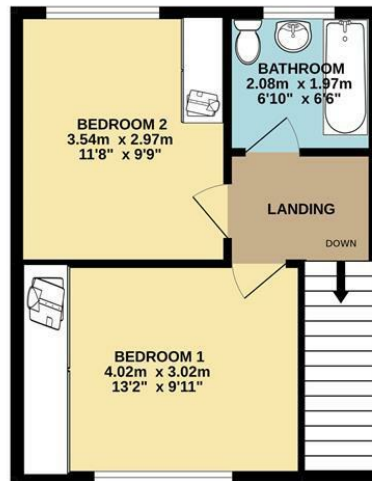
Bedroom Two 11'06 x 9'89 (3.51m x 2.74m)

Double glazed window to rear aspect, single radiator, carpeted flooring, power points, coved ceiling.

GROUND FLOOR
52.2 sq.m. (562 sq.ft.) approx.



1ST FLOOR
33.2 sq.m. (357 sq.ft.) approx.



TOTAL FLOOR AREA: 85.3 sq.m. (919 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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