



## Moorfield, Harlow, CM18 7QW Offers In The Region Of £200,000 Leasehold

Exclusive to Kings Group - TWO BEDROOM SECOND FLOOR FLAT for sale in Moorfield, Harlow.

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

With Staple Tye Shopping Centre less than 15 minutes walk away you have all the local amenities including supermarket, takeaway restaurants, salon, pharmacy and the Lister Medical Centre right on your doorstep. For young families there is Kingsmoor Primary Academy 5 minutes walk away and Stewards Academy about 10 minutes walk away. The M11 is less than 2 miles from this property giving you great commuting links into London, Cambridge and other major cities as well as Stansted Airport. Public transport links are also very accessible with Harlow Town Train Station a 10 minutes drive away and bus routes right across Harlow just a stone throw away.

The property comprises good sized lounge, kitchen, TWO bedrooms and family bathroom. There is also ample street parking at the property for homeowners and visitors.

We highly recommend booking an internal viewing for this spacious flat, to avoid missing out contact us on 01279 433 033 to arrange an appointment.

# Moorfield, Harlow, CM18 7QW

## **Entrance Hall**

Storage cupboard, single radiator, laminate flooring, textured ceiling, smoke alarm

## **Lounge 10'21 x 17'41 (3.05m x 5.18m)**

Double glazed window to side aspect, double radiator, carpet, phone point, TV aerial point, power points, textured ceiling, double glazed door leading to balcony

## **Kitchen 7'12 x 11'96 (2.13m x 3.35m)**

Double glazed window to side aspect, single radiator, tiled flooring, range of wall and base units with roll top work surfaces and tiled splash backs, space for oven, sink with drainer unit, space for fridge / freezer, plumbed for washing machine, power points

## **Bedroom One 11'15 x 14'13 (3.35m x 4.27m )**

Double glazed window to side aspect, double radiator, laminate flooring, TV aerial point, power points

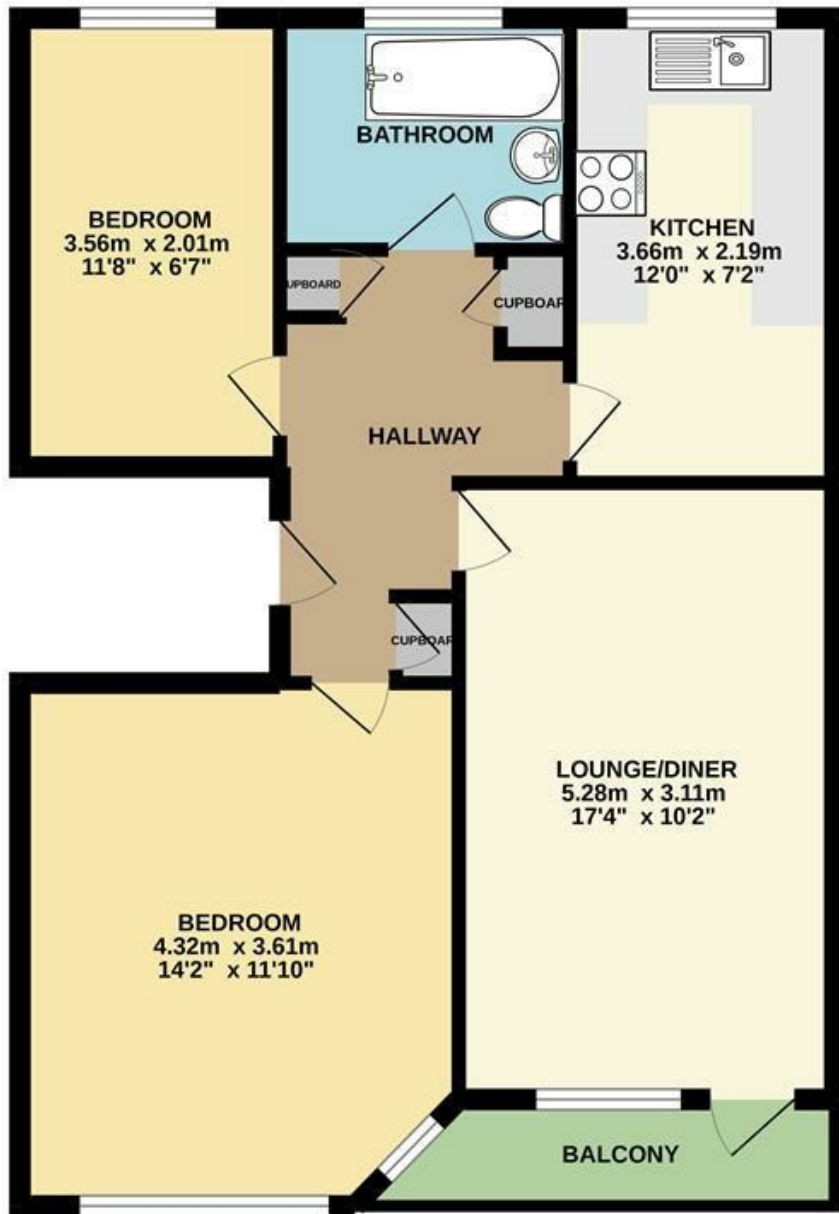
## **Bedroom Two 6'07 x 11'83 (2.01m x 3.35m)**

Double glazed window to side aspect, single radiator, power points, dado rail

## **Bathroom 6'28 x 7'76 (1.83m x 2.13m)**

Double glazed window to side aspect, single radiator, vinyl flooring, panel enclosed bath with mixer tap and shower attachment, wash hand basin with pedestal, low level flush WC, part tiled walls

GROUND FLOOR  
59.3 sq.m. (638 sq.ft.) approx.



MOORFIELD, HARLOW CM18 7QW

TOTAL FLOOR AREA : 59.3 sq.m. (638 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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