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## Pittmans Field, CM20 3LE



**Offers In Excess Of £275,000 Freehold**



**\*\* KINGS GROUP HARLOW ARE DELIGHTED TO OFFER THIS TWO BEDROOM, END OF TERRACE HOUSE FOR SALE IN PITTMANS FIELD, HARLOW \*\***

This spacious, chain free property is an ideal purchase for any first time buyer looking to get onto the property ladder or any investor looking to add another property to their portfolio, due to it being very close to local transport links and amenities a property requires such as, Harlow Town Train Station is 20 minute walk or 5 minute drive away giving you direct access to London Liverpool Street, Cambridge and Stansted Airport. Pittmans Field is also a short drive away from Harlow Town Centre where you will find 24 hour supermarkets, range of high street shops, variety of popular restaurants, choice of affordable gyms and cinema. The property is also close to some of the areas most popular schools such as Freshwaters Primary Academy (0.6 miles), Cooks Spinney Primary Academy and Nursery (0.7 miles), St Albans Catholic Academy (0.4 miles) and many others all a short walk or drive away.



The property comprises spacious entrance hall, lounge /diner, kitchen, lean to, two double bedrooms, first floor family bathroom and good sized rear garden with brick built storage and side access, UPVC double glazed windows, Gas central heating (untested).

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

**Lounge / Diner 19'3" x 10'3"**

Double glazed window to front aspect, double radiator, laminate flooring, phone point, TV aerial, power points, coved ceiling



**Kitchen 11'2" x 8'2"**

Tiled flooring, coved ceiling, a range of base and wall units with granite effect roll top work surfaces, power points, door leading to utility area in lean to



**Lean to 14'11" x 8'0"**

Single glazed window to rear aspect, single radiator, tiled flooring, plumbing for washing machine

**Bathroom**

Double glazed opaque window to front aspect, single radiator, tiled flooring, panel enclosed bath with mixer tap, thematically controlled shower, pedestal wash basin, low level W.C, tiled walls

**Bedroom One 15'11" x 9'7"**

Double glazed window to front aspect, single radiator, carpeted flooring, build in storage cupboard, TV aerial point, power points



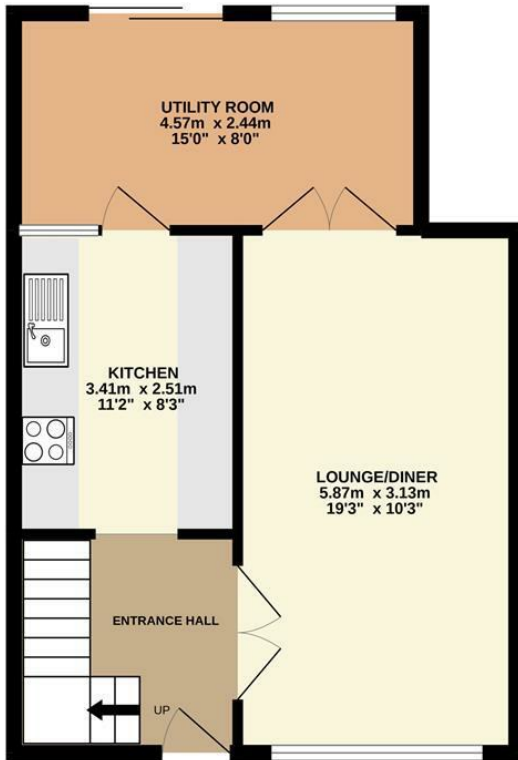
**Bedroom Two 12'7" x 8'7"**

Double glazed window to rear aspect, single radiator, carpeted flooring, TV aerial point, power points

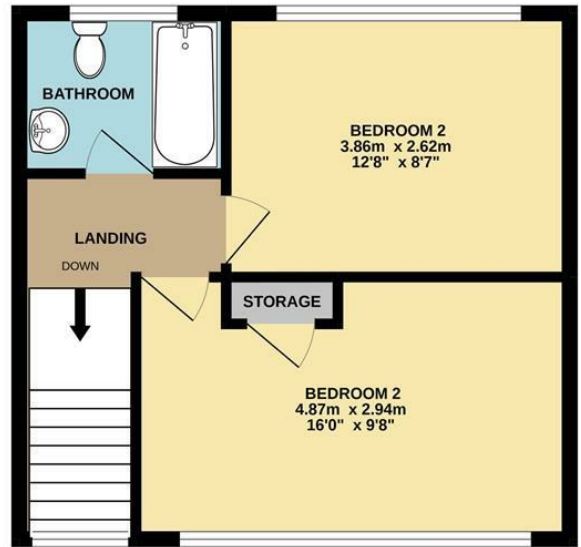
**Garden**

Access via the side

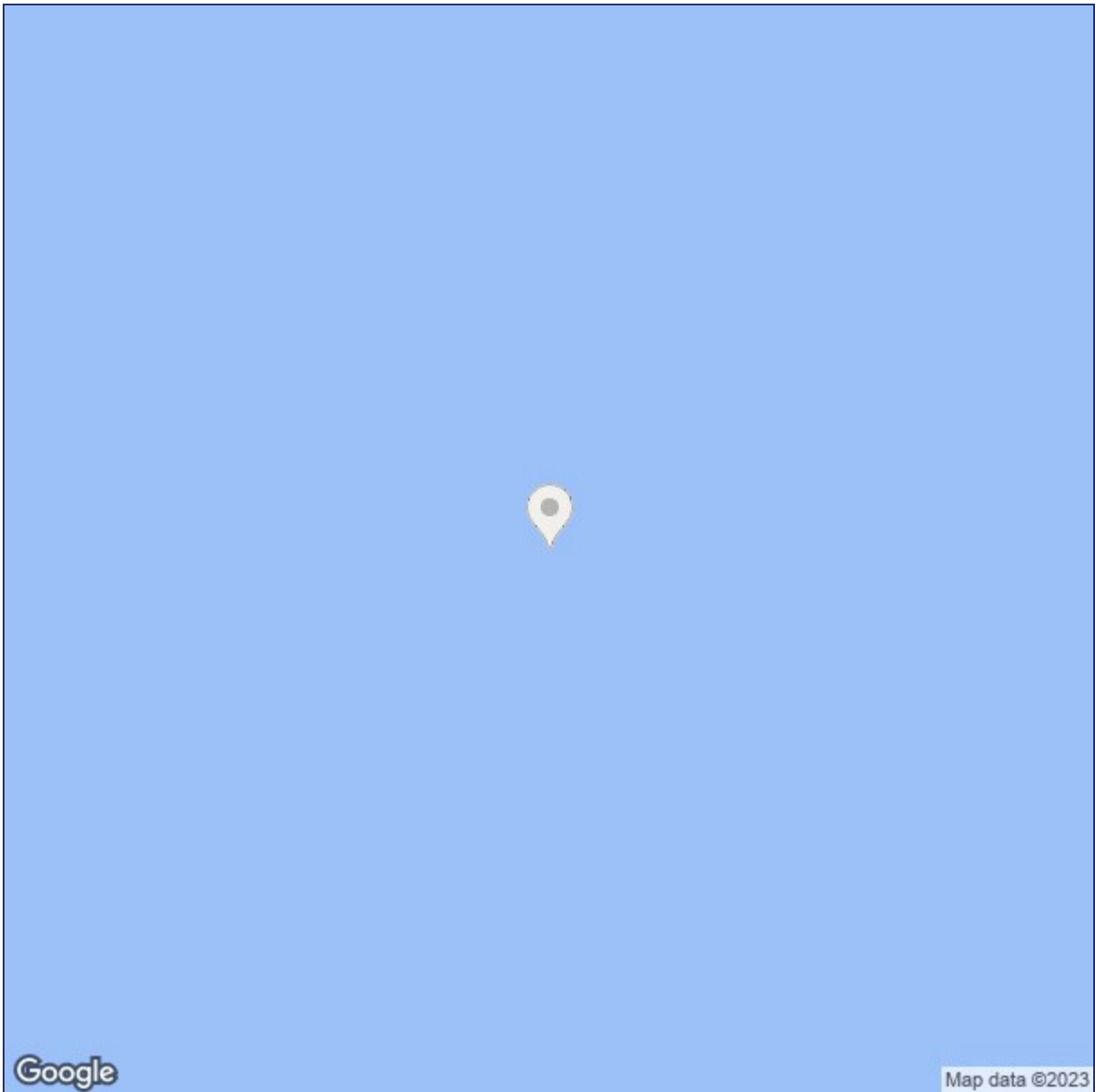
GROUND FLOOR



1ST FLOOR



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		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		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.

