



- POPULAR LOCATION
- SOUTH SIDE OF HARLOW
- TERRACED HOUSE
- THREE BEDROOMS

Moorfield, Harlow, CM18 7QL

PRICE: £300,000 FREEHOLD

Well proportioned three bedroom terraced property on the South side of Harlow close to the nature reserve, local shops and schooling for all ages. Good size open plan living area, first floor bathroom, 3 good size bedrooms. Personal rear garden.



Property Description

Moorfield is a popular turning on the South side of Harlow ideally located walking distance of local shops, bus stops and schooling for all ages. Additionally the Harlow nature reserve is close by for recreational pursuits.

The property itself is a well proportioned three bedroom staggered mid-terrace house with the benefit of a small manageable front garden which provides external storage space and personal rear garden.

The accommodation in brief comprises a welcome entrance hall with stairs ascending to the first floor. The main living area is presented in a modern open plan style incorporating the lounge, dining area and through to the kitchen. The Lounge/diner overlooks the rear garden and there is direct access to the garden via patio doors.

The kitchen presents with a good range of wall and base units with fitted oven and hob and overlooks the front aspect.

There are three good size bedrooms to the first floor which are supported by the large fully tiled bathroom which offers a white suite comprising a panelled bath with overhead shower, pedestal wash hand basin and low flush wc.

Other features include full double glazing and gas central heating.





There is currently a tenant in situ who has been given notice to vacate in March at which point the property will become a chain free purchase.

Early viewing highly recommended

ACCOMMODATION IN BRIEF COMPRISES

ENTRANCE LOBBY

4' 6" x 3' 9" (1.37m x 1.14m)

ENTRANCE HALL

9' 4" x 5' 11" (2.84m x 1.8m)

LOUNGE

13' 0" x 12' 0" (3.96m x 3.66m)

DINING AREA

9' 2" x 8' 9" (2.79m x 2.67m)

KITCHEN

10' 3" x 7' 5" (3.12m x 2.26m)

FIRST FLOOR LANDING

BEDROOM ONE

13' 2" x 7' 10" (4.01m x 2.39m)

BEDROOM TWO

10' 3" x 6' 0" (3.12m x 1.83m)

BEDROOM THREE

10' 1" x 6' 6" (3.07m x 1.98m)

FIRST FLOOR BATHROOM

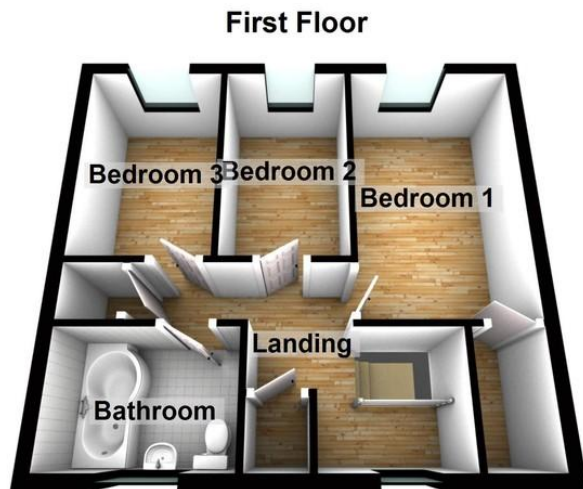
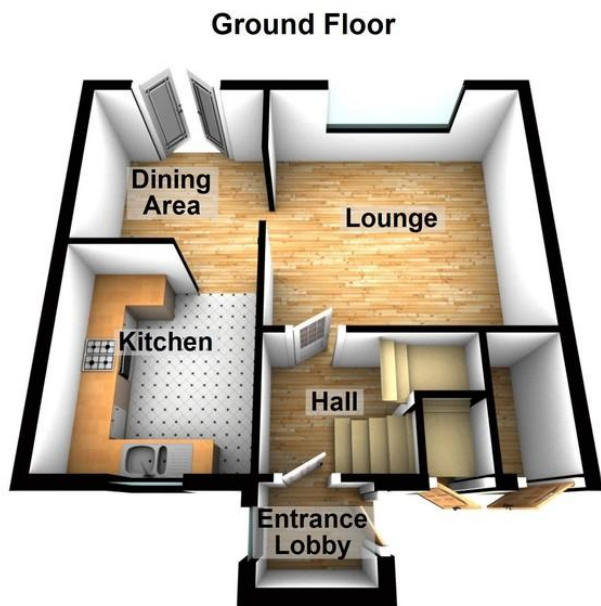
8' 2" x 5' 11" (2.49m x 1.8m)

EXTERIOR

FRONT GARDEN

Small front garden with external storage shed





REAR GARDEN

Enclosed rear garden which is laid to briquette for ease of maintenance

CHARGES AND TENURE

Freehold Title

Council Tax - Band C with Harlow Council

UTILITIES AND SERVICES

Gas - Main supply

Electricity - Mains supply

Water and Sewage - Mains

Broadband - Basic 23mbps , Ultrafast 1000 mbps

Mobile signal -02 strongest coverage

Satellite/Fibre - BT and Sky

Flood risk - Noted as very low

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements