



## Westfield, Harlow

£300,000 Freehold

Private Garden • Off-Road Parking • Modern Kitchen Units • Spacious Living Area • Conservatory • Ample Built-in Storage • Potential to Extend (STPP) • Gas Central Heating





## Accommodation Comprises:

### Entrance Hallway

### Lounge

11' 1" x 15' 3" (3.38m x 4.65m)

A well-proportioned living space with laminate wood flooring and neutral décor. Offers ample room for seating and entertainment setups. Located to the front of the property.

### Kitchen

8' 5" x 9' 2" (2.57m x 2.79m)

Modern kitchen fitted with contemporary units. Features parquet-style flooring, good worktop space, and a large window and door providing direct access to the rear garden.

### Study

6' 4" x 6' 9" (1.93m x 2.06m)

A useful ground-floor workspace, ideal for home office use or extra storage.

### Conservatory

6' 9" x 9' 3" (2.05m x 2.81m)

Bright and functional additional living area with tiled flooring and large windows. Provides direct access to the garden and is suitable as a dining area or relaxation space.

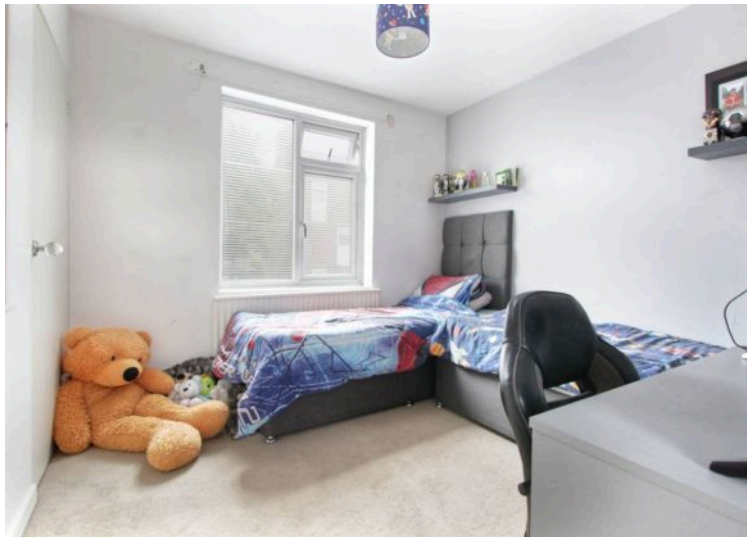
### Landing

### Bedroom 1

11' 1" x 15' 3" (3.38m x 4.65m)







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	83

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	80





Keith Ian are pleased to offer this well-presented two-bedroom mid-terraced house, ideally located within catchment for highly regarded schools including St Mark's Catholic School and Sir Frederick Gibberd College. The property offers a practical and well-laid-out ground floor with a good-sized lounge, modern kitchen with garden access, a useful study area, and a conservatory providing additional living space. Upstairs are two double bedrooms and a family bathroom. The home also benefits from double glazing, gas central heating, off-road parking, and a generous rear garden.

The garden includes a patio area, lawn, storage shed, and side greenhouse, offering an excellent outdoor space with **potential to extend (STPP)**.

Local amenities at Harlow Water Gardens and Harlow Leisure Centre are within a 15–20 minute walk or a short drive. Harlow provides extensive shopping and leisure facilities, strong schooling, and excellent transport links, including two rail stations with services to London Liverpool Street and Cambridge, as well as easy access to the M11. The town also offers numerous parks and green spaces, including Harlow Town Park, making it a convenient and well-connected place to live.

Council Tax band: C

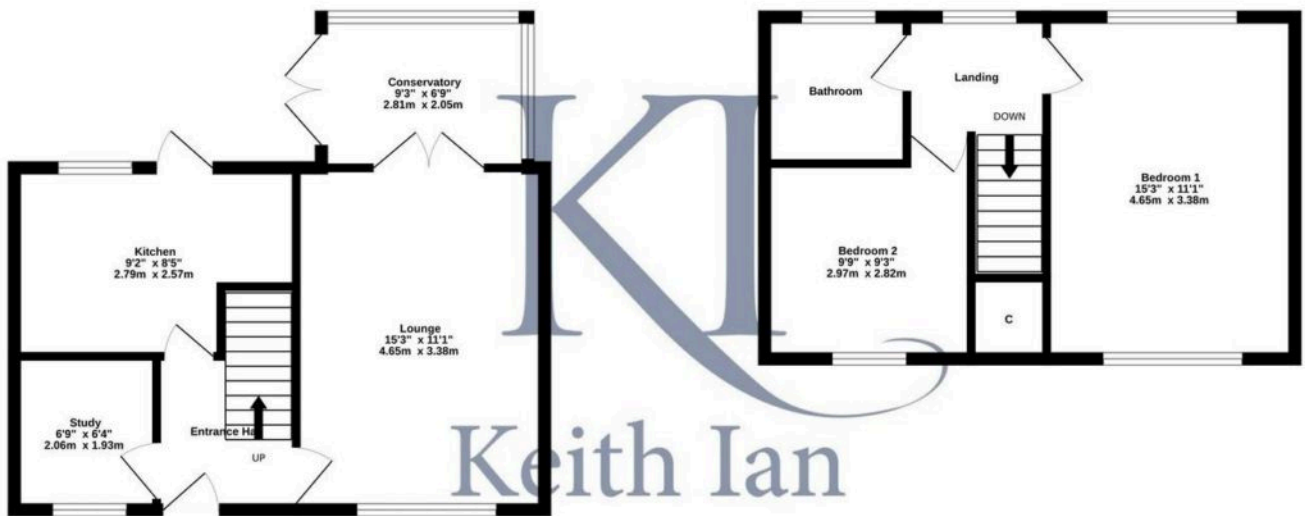
Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

Ground Floor  
424 sq.ft. (39.4 sq.m.) approx.

1st Floor  
362 sq.ft. (33.6 sq.m.) approx.



TOTAL FLOOR AREA : 787 sq.ft. (73.1 sq.m.) 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.  
Made with Metropix ©2024