



kings
GROUP



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Sycamore Field, Harlow, CM19 5RT
Offers In The Region Of £280,000

- *CHAIN FREE*
- Modern Fitted Kitchen
- Ideal First Time Buyer Family Home
- Walking Distance To Local Schholing

- Three Bedroom Terrace House
- Secluded Rear Garden
- Close To Local Amenities
- EPC Rating: Awaiting

Exclusive to Kings Group - *CHAIN FREE* THREE BEDROOM TERRACE HOUSE for sale located in Sycamore Field, part of the popular Sumners area. This property would make an ideal investment or first time buyer purchase for anyone looking to put their own stamp on their new home. The property is just 10 minutes drive to Harlow Town Train Station giving you direct access to London, Cambridge and Stansted Airport, and less than 15 minute drive to the M11 also offering great links into London and other major cities making it ideal for commuters. It is also less then 5 minutes walk to Water Lane Primary School and about 20 minutes walk to Stewards Academy, ideal for families. You will also find a local convenience store, takeaway restaurant, pharmacy and local pub less than 5 minutes walk away. The property comprises spacious entrance hall, lounge, modern fitted kitchen / dining room, downstairs cloakroom, three bedrooms, first floor family bathroom, ample storage and secluded rear garden.

Entrance Hall

8'55 x 2'94 (2.44m x 0.61m)

Single radiator, carpeted flooring, coved ceiling.

Downstairs W.C

2'30,5'30 (0.61m,1.52m)

Double glazed window to front aspect, lino flooring, pedestal wash basin, low level W.C, tiled walls, coved ceiling.

Reception

15'5 x 10'7 (4.70m x 3.23m)

Double glazed window to rear aspect, double radiator, carpeted flooring, phone point, TV aerial point, power points, coved ceiling, under stairs storage cupboard, double glazed french doors leading to garden.

Kitchen

15'37 x 9'76 (4.57m x 2.74m)

Double glazed window to front aspect, double radiator, stripped wood flooring, tiled walls, integrated cooker, electric oven and hob, extractor fan, double drain unit sink, integrated fridge freezer, plumbing for washing machine and dishwasher, coved ceiling, phone point.

First Floor Landing

13'7 x 6'82 (4.14m x 1.83m)

Carpeted flooring, coved ceiling, power points.

Wet Room

6,20 x 6'68 (1.83m,6.10m x 1.83m)

Double glazed window to front aspect, double radiator, tiled flooring, electric shower, pedestal wash basin, low level W.C, part tiled walls, coved ceiling.

Bedroom One

11'8 x 8'41 (3.56m x 2.44m)

Double glazed window to front aspect, double radiator, carpeted flooring, built in wardrobes, phone point, power points, coved ceiling.

Bedroom Two

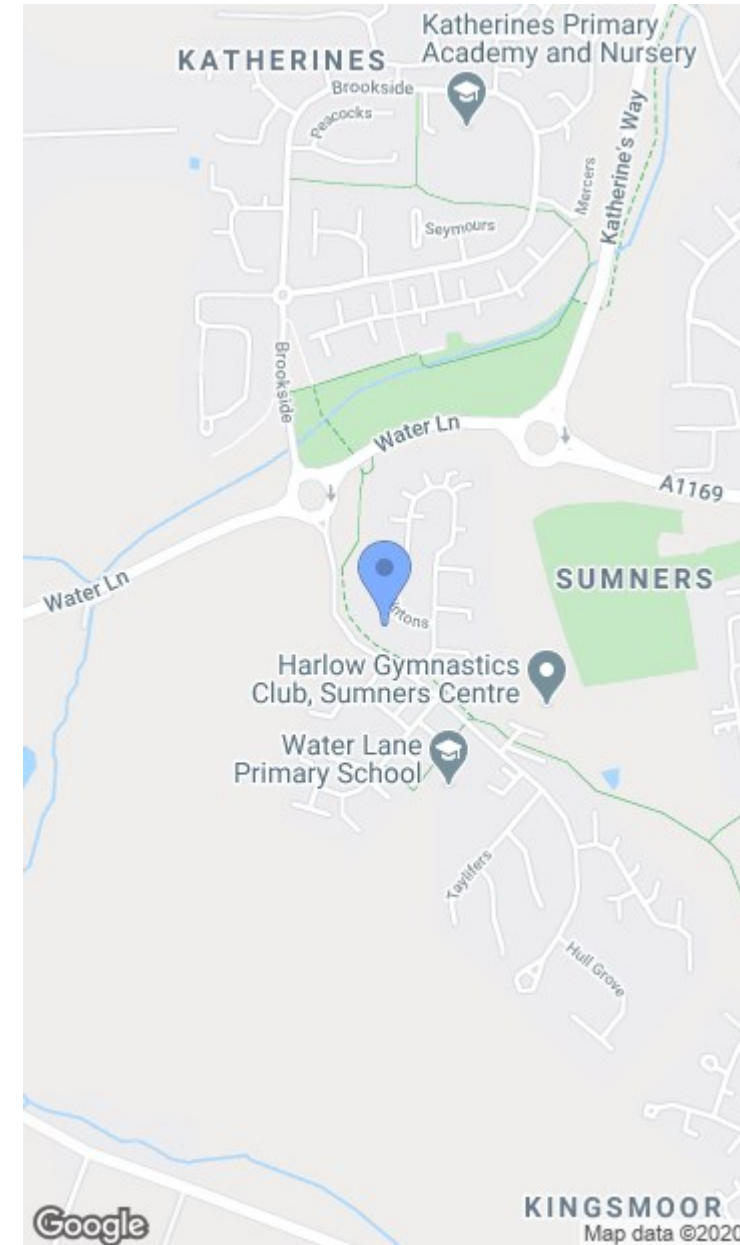
12'79 x 8'36 (3.66m x 2.44m)

Double glazed window to rear aspect, double radiator, carpeted flooring, fitted wardrobes.

Bedroom Three

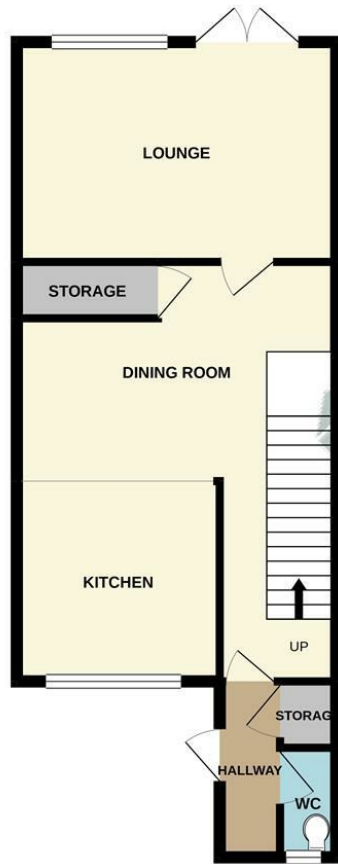
9'90 x 6'78 (2.74m x 1.83m)

Double glazed window to rear aspect, double radiator, carpeted flooring, phone point, power points, coved ceiling.





GROUND FLOOR
48.2 sq.m. (519 sq.ft.) approx.



1ST FLOOR
42.8 sq.m. (461 sq.ft.) approx.



TOTAL FLOOR AREA: 91.0 sq.m. (979 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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