



kings  
GROUP

**www.kings-group.net**

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**Little Pynchons, Harlow, CM18 7DE**  
**Offers In The Region Of £160,000**

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- \*CHAIN FREE\*
- Ideal First Time or Investment Purchase
- Storage Shed
- Communal Garden

- One Bedroom First Floor Flat
- Close to the M11
- Balcony
- EPC Rating: Awaiting

Exclusive to Kings Group - \*CHAIN FREE\* ONE BEDROOM FIRST FLOOR FLAT located in Little Pynchons for sale. This property would be perfect for any first time buyer or investor as it is ideally located just 5 minutes drive from the M11, giving you brilliant access into London or any other major cities. It is also within walking distance to the Town Centre where you find a range of high street shops, 24-hour supermarket, variety of popular restaurants and choice of affordable gyms. The property comprises entrance hall, lounge / diner, kitchen, large double bedroom and bathroom. The flat also benefits from balcony, storage shed and communal garden. Call us now to arrange your appointment!

#### Entrance Hall

**4'26, 6'60 (1.22m, 1.83m)**

Single radiator, laminate flooring, smoke alarm, power points, double glazed door leading to balcony

#### Lounge

**16'08, 9'21 (5.08m, 2.74m)**

Double glazed windows to front and side aspect, double radiator, laminate flooring, phone point, power points, TV aerial point, coved and textured ceiling

#### Kitchen

**11'20, 4'77 (3.35m, 1.22m)**

Double glazed window to side aspect, double radiator, vinyl flooring, tiled splash backs, range of wall and base units with roll top work surfaces, integrated electric oven and hob, extractor fan, space for fridge / freezer, plumed for washing machine, power points

#### Bedroom

**10'67, 12'74 (3.05m, 3.66m)**

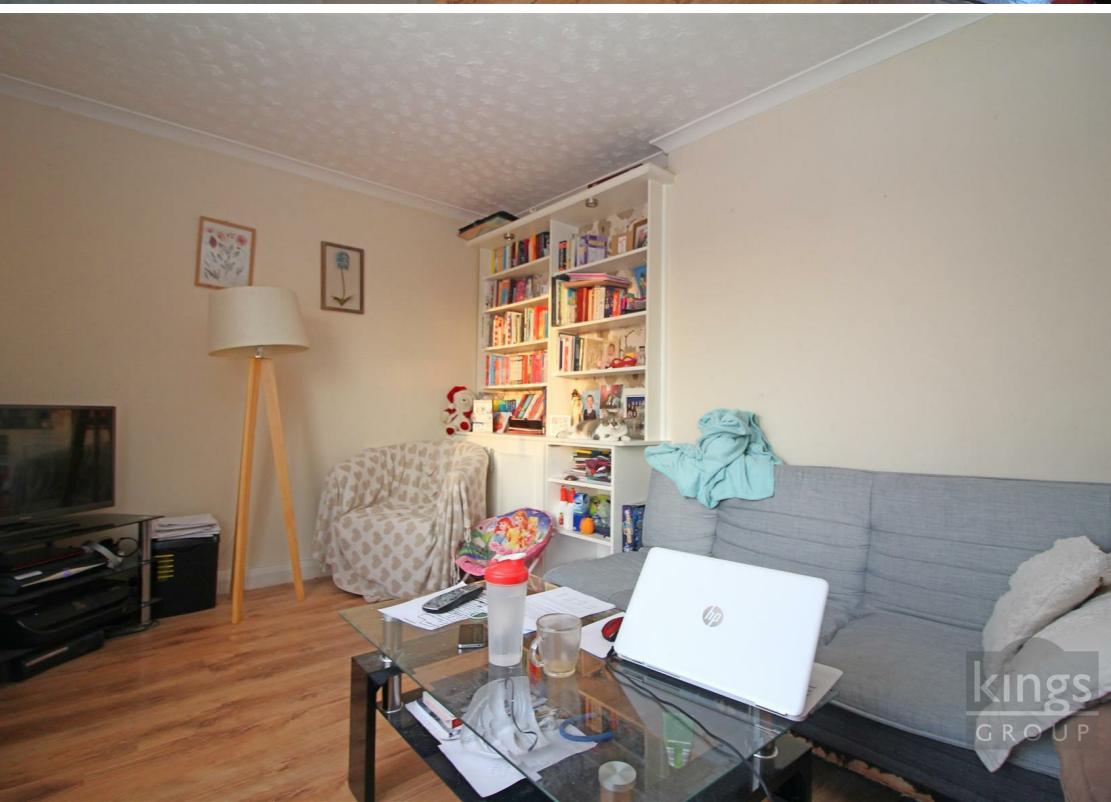
Double glazed windows to rear and side aspect, single radiator, carpet, TV aerial point, power points, coved ceiling

#### Bathroom

**7'55, 4'73 (2.13m, 1.22m)**

Double glazed window to side aspect, single radiator, tiled flooring, panel enclosed bath with mixer tap, electric shower, wash hand basin with mixer tap and pedestal, part tiled walls, spotlights







TOTAL FLOOR AREA: 39.0 sq.m. (419 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 condition or efficiency can be given.  
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