



Moorfield, CM18 7QE
Harlow





kings
GROUP

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** KINGS GROUP HARLOW ARE PROUD TO OFFER THIS SPACIOUS
THREE/FOUR BEDROOM END OF TERRACE HOUSE, IN MOORFIELD, HARLOW
**

GUIDE PRICE £300,000 - £325,000.

Nestled in the desirable area of Moorfield, Harlow, this charming end-terrace house offers a perfect blend of comfort and convenience. The property boasts three well-proportioned bedrooms, with the added versatility of a ground floor room that can serve as a fourth bedroom or a home office, catering to the needs of modern living.

Upon entering, you are greeted by two inviting reception rooms that provide ample space for relaxation and entertaining. The open-plan kitchen and dining area create a warm and welcoming atmosphere, ideal for family gatherings and social occasions. The adjoining conservatory enhances the living space, allowing natural light to flood in and offering a delightful view of the rear decked garden.

The outdoor space is a true highlight, featuring a decked garden that is perfect for al fresco dining or simply enjoying the fresh air. With rear access, it provides added convenience for outdoor activities.

Parking is a breeze with ample street parking available, ensuring that you and your guests will never be short of space. The property is ideally situated close to local shops and amenities, making daily errands effortless. Families will appreciate the proximity to good schools, while commuters will benefit from easy access to the A414 and M11, connecting you to surrounding areas and beyond.

This delightful home in Moorfield is a wonderful opportunity for those seeking a spacious and versatile property in a well-connected location. Don't miss your chance to make it your

Guide Price £300,000



- **GUIDE PRICE £300,000 - £325,000**
- **CONSERVATORY**
- **DECKED GARDEN WITH REAR ACCESS**
- **CLOSE TO SOUGHT AFTER SCHOOLS**
- **AMPLE STREET PARKING AND PARKING BAYS**

Porch 4'68 x 4'01 (1.22m x 1.24m)

Tiled flooring, opaque window to side aspect

Entrance Hallway 6'48 x 7'40 (1.83m x 2.13m)

Tiled flooring, stairs leading to first floor landing

Kitchen 10'86 x 8'31 (3.05m x 2.44m)

Double glazed window to front aspect, tiled flooring, a range of base and wall units with roll top granite effect work surfaces, integrated electric oven and gas hob, integrated extractor hood, sink with single drainer unit, space for washing machine, power points, opening leading to dining area

Dining Area 13'39 x 8'64 (3.96m x 2.44m)

Tiled flooring, single radiator, power points

Lounge 13'37 x 12'40 (3.96m x 3.66m)

Double glazed patio doors to rear aspect leading to conservatory, double radiator, carpeted, phone point, TV ariel point, power points, coved textured ceiling

Conservatory 9'95 x 10'54 (2.74m x 3.05m)

Double glazed windows to side and rear aspect, double glazed door to rear aspect, double radiator, laminate flooring

Bedroom Four (Downstairs) 10'52 x 9'40 (3.05m x 2.74m)

Double glazed window to rear aspect, carpeted, coved ceiling, power points

First Floor Landing

Carpeted, storage cupboard, double glazed window to front aspect

Master Bedroom 13'22 x 8'14 (3.96m x 2.44m)

Double glazed window to rear aspect, carpeted, built in wardrobes, power points

- **THREE/FOUR BEDROOM END OF TERRACE HOUSE**
- **GROUND FLOOR BEDROOM/OFFICE**
- **SEPARATE FIRST FLOOR BATHROOM AND W.C.**
- **WALKING DISTANCE OF LOCAL SHOPS AND AMENITIES**
- **EASY ACCESS TO A414 & M11**

Bedroom Two 10'19 x 7'34 (3.05m x 2.13m)

Double glazed window to rear aspect, carpeted, built in wardrobes, power points

Bedroom Three 10'19 x 6'39 (3.05m x 1.83m)

Double glazed window to rear aspect, carpeted, built in wardrobes, power points

Family Bathroom 5'85 x 5'24 (1.52m x 1.52m)

Double glazed opaque window to front aspect, wooden flooring, textured ceiling, panel enclosed bath with shower over bath, pedestal style wash basin

Separate W.C. 5'92 x 2'75 (1.52m x 0.61m)

Double glazed opaque window to front aspect, wooden flooring, textured ceiling, low level W.C.

External

Street parking, decked garden, rear access

EPC Rating - TBC

Council Tax Band - C

Construction Type - Standard Construction (Brick Built)



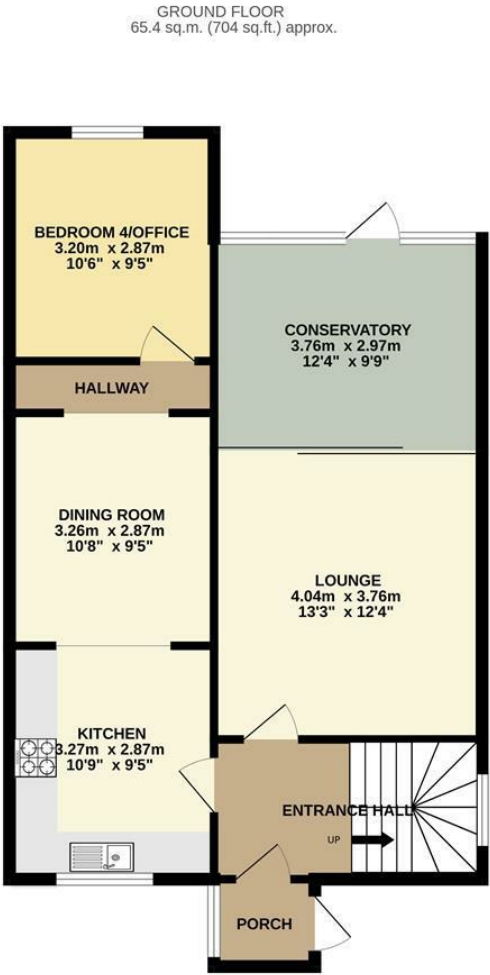






Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(29-54) E			
(21-28) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(29-54) E			
(21-28) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



TOTAL FLOOR AREA : 112.6 sq.m. (1212 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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