



Sycamore Field, CM19 5RU
Harlow





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** KINGS GROUP HARLOW ARE DELIGHTED TO OFFER THIS BEAUTIFULLY PRESENTED, FIRST FLOOR, TWO BEDROOM MASONETTE WITH PRIVATE REAR GARDEN IN SYCAMORE FIELD, HARLOW **

GUIDE PRICE - £230,000 - £240,000.

Located in Sycamore Field, Harlow. This property would be ideal for any first time buyer or an investor looking to get on the property ladder. Sycamore Field is within the catchments of Water Lane Primary School and Kingsmoor Academy - both of which are OFSTED Good Rated schools, making it perfect for young families. The property is also conveniently located for frequent bus services to the Hospital and Harlow Town Centre. Harlow Town Railway Station is approximately 10 minutes drive away and offers fast links into London with connections to the Victoria Line at Tottenham Hale along with links to Cambridge and Stansted Airport.

This spacious property comprises of an open plan kitchen/lounge, utility area, spacious hallway, family bathroom and two good sized bedrooms. Externally the property benefits from a private rear garden and ample street parking.

To avoid disappointment call us now to book your appointment on 01279 433 033.

Guide Price £230,000



- **GUIDE PRICE £230,000 - £240,000**
- **MODERN FINISH THROUGHOUT**
- **CLOSE TO LOCAL SHOPS AND AMENITIES**
- **SERVICE CHARGE - £408 PA**
- **EPC RATING - C**
- **TWO BEDROOM MANSIONETTE**
- **PRIVATE REAR GARDEN**
- **LEASE REMAINING - 89 YEARS**
- **GROUND RENT - £10 PA**
- **COUNCIL TAX BAND - B**

Lounge/Kitchen 26'6 x 11'4 (8.08m x 3.45m)

Laminate flooring, double radiator, double glazed windows to front and rear aspect, TV aerial point, phone point, power points. The kitchen area comprises of a range of base and wall units with roll top granite effect work surfaces, sink with drainer unit, space for fridge/freezer

Utility Room 7'4 x 6'3 (2.24m x 1.91m)

Tiled flooring, combi-boiler, plumbing for washing machine, power points

Master Bedroom 14'1 x 13'6 (4.29m x 4.11m)

Double glazed windows to rear and side aspect, fitted wardrobes, power points, carpeted, double radiator

Bedroom Two 9'9 x 6'0 (2.97m x 1.83m)

Double glazed window to side aspect, carpeted, double radiator, power points

Family Bathroom

Double glazed opaque window to side aspect, panel enclosed bath with thermostatically controlled shower over bath, wash basin with vanity unit and mixer tap, low level W.C. heated towel rail, tiled flooring





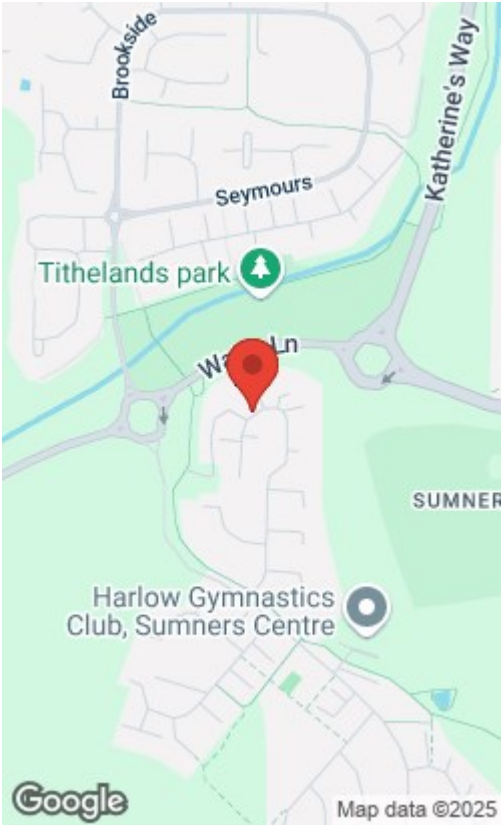
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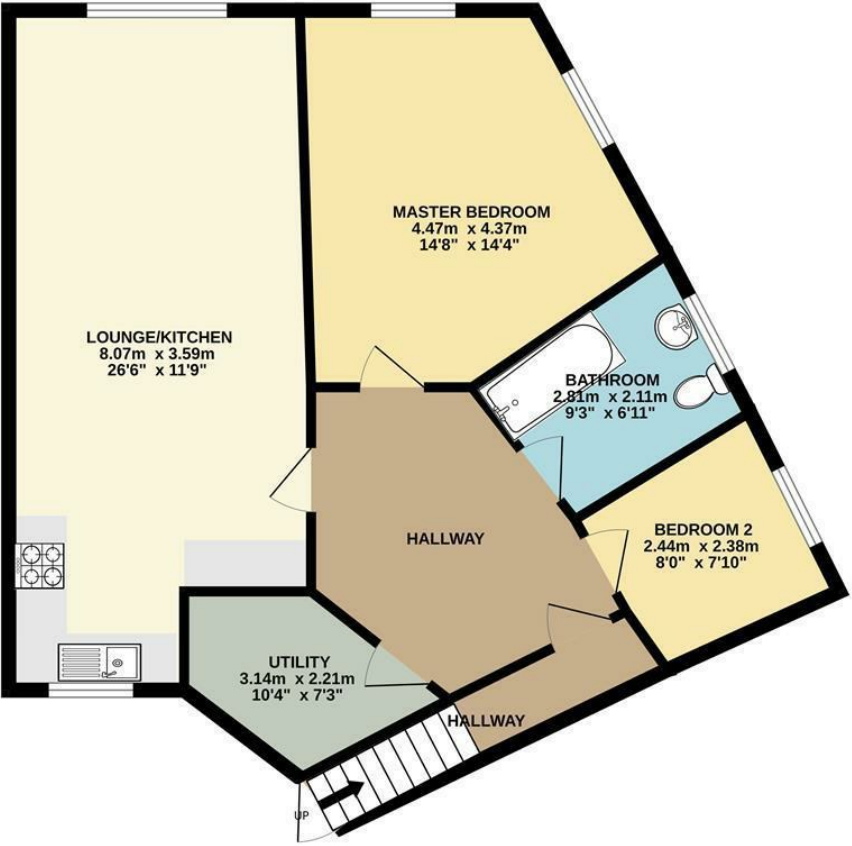
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(29-38) F			(29-38) F		
(1-28) G			(1-28) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



GROUND FLOOR
70.0 sq.m. (753 sq.ft.) approx.



TOTAL FLOOR AREA : 70.0 sq.m. (753 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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THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.

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