



Ash Tree Field, CM20 1QD
Harlow





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**** KINGS GROUP HARLOW ARE DELIGHTED TO OFFER THIS WELL PRESENTED, SPACIOUS, THREE BEDROOM MID-TERRACE HOUSE, IN THE SOUGHT AFTER LOCATION OF ASH TREE FIELD, HARLOW ****

Nestled in the desirable Ash Tree Field area of Harlow, this charming mid-terrace house offers a perfect blend of comfort and convenience. With three generously sized double bedrooms, this property is ideal for families or those seeking extra space. The spacious lounge/diner is a welcoming area, perfect for entertaining or relaxing, and features elegant French doors that open onto a good-sized rear garden. This outdoor space is mainly laid to lawn, complemented by a decked area, making it an excellent spot for summer gatherings or quiet evenings.

The location is particularly appealing, as it is within walking distance of the town centre, providing easy access to a variety of shops, cafes, and amenities. Additionally, the nearby train station offers excellent transport links for commuters, while the Princess Alexandra Hospital is also just a short stroll away, making this home ideal for healthcare professionals or those who value proximity to medical facilities.

This property presents a wonderful opportunity to enjoy a comfortable lifestyle in a sought-after area of Harlow. With its spacious interiors and convenient location, it is sure to attract interest from a range of buyers. Don't miss the chance to make this delightful house your new home.

Call us today on 01279 433 033 to arrange your viewing.

Asking Price £310,000



- **THREE BEDROOM MID-TERRACE HOUSE**
- **SPACIOUS KITCHEN/DINER**
- **GOOD SIZED REAR GARDEN WITH DECKED AREA**
- **WALKING DISTANCE OF HARLOW TOWN CENTRE**

- **CLOSE TO HARLOW TOWN TRAIN STATION**

Kitchen/Diner 20'31 x 9'62 (6.10m x 2.74m)

Double glazed window to rear aspect, double glazed door to rear aspect leading to rear garden, stairs leading to first floor landng, tiled flooring, double radiator, a range of base and wall units with roll top work surfaces, plumbing for washing machine, space for fridge/freezer, space for oven, power points

Lounge 19'56 x 9'98 (5.79m x 2.74m)

Double glazed window to front aspect, double glazed French doors to rear aspect, tiled flooring, double radiator, TV aerial point, phone point, power points

First Floor Landing 8'14 x 5'57 (2.44m x 1.52m)

Laminate flooring, airing cupboard housing combi boiler, storage cupboard, loft access

Master Bedroom 13'08 x 10'70 (4.17m x 3.05m)

Dual aspect double glazed windows to front aspect, single radiator, fitted wardrobe, carpeted, power points

Bedroom Two 8'64 x 7'45 (2.44m x 2.13m)

Double glazed window to rear aspect, carpeted, single radiator, power points

Bedroom Three

Double glazed window to front aspect, carpeted, single radiator, power points

Family Bathroom

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

- **WELL PRESENTED THROUGHOUT**
- **THREE DOUBLE BEDROOMS**
- **HIGHLY SOUGHT AFTER LOCATION**
- **WALKING DISTANCE OF THE PRINCESS ALEXANDRA HOSPITAL**
- **COUNCIL TAX BAND - C**

External

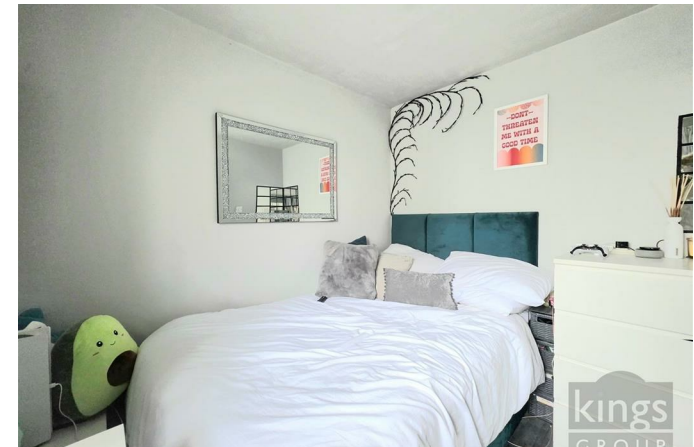
Rear garden, mainly laid to lawn with decked area street parking

Tenure - Freehold

Construction Type - Brick Built

Council Tax Band - C

EPC Rating - TBC



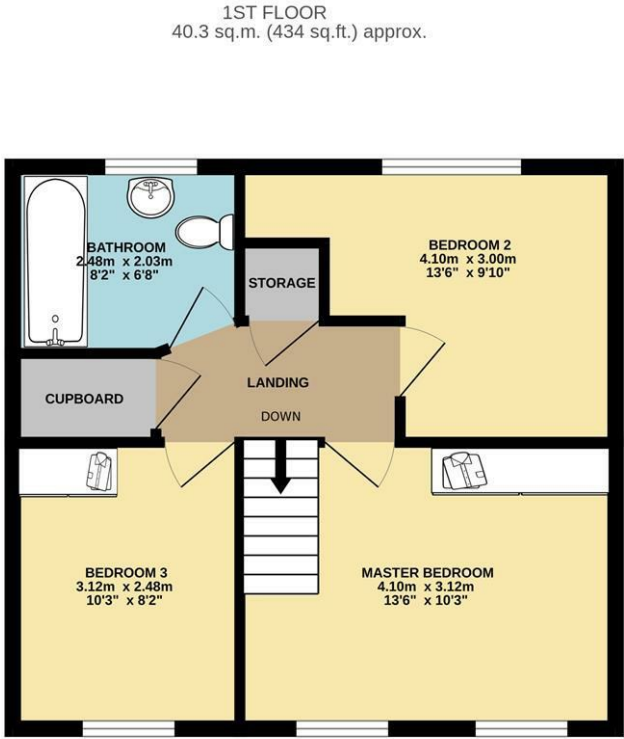
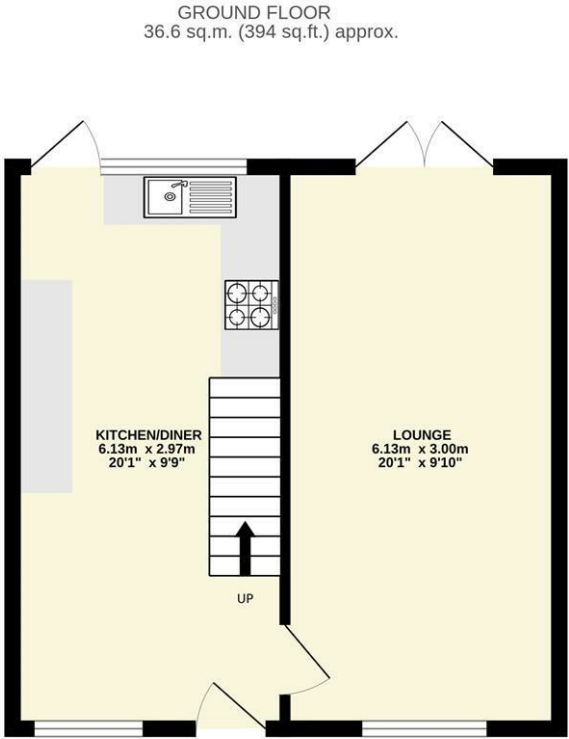
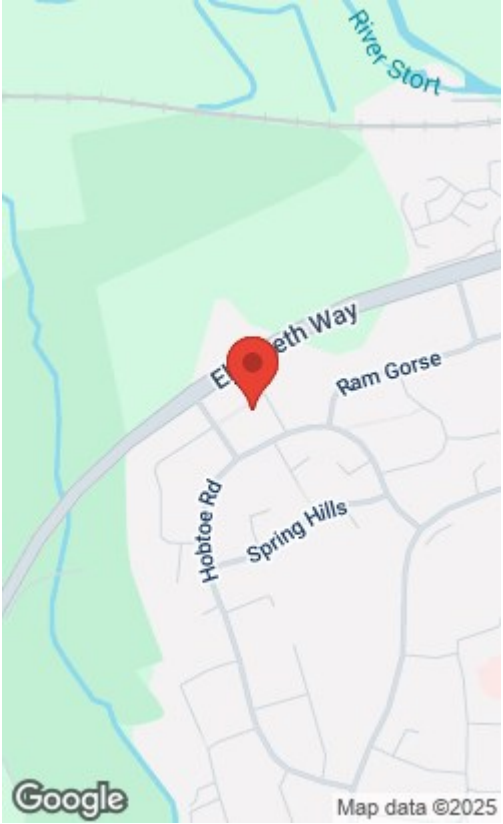




kings
GROUP



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(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		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs					
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



TOTAL FLOOR AREA : 76.9 sq.m. (828 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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