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**Purford Green, Harlow, CM18 6HP**  
**Offers In The Region Of £339,995**

Exclusive to Kings Group - THREE BEDROOM END OF TERRACE HOUSE for sale located in the popular Purford Green area of Harlow. This well maintained property is just 8 minutes walk to Passmores Academy and a 2 minute walk to Purford Green Primary School, brilliant for young families. It is also less than a 10 minute drive to the M11 giving you direct access into London and other major cities making it perfect for commuters. Harlow Town Centre is also less than 10 minutes drive or half an hours walk away giving you a 24-hour supermarket, range of high street shops, variety of popular restaurants and choice of affordable gyms. This ideal family home comprises, spacious entrance hall with storage, through lounge, galley style kitchen with dining area, downstairs cloakroom, conservatory, three bedrooms, first floor bathroom and secluded, low maintenance garden. The property also benefits from driveway off street parking and garage / outbuilding. Call us now to arrange your viewing appointment!



### Entrance Hall

10'20 x 6'05 (3.05m x 1.96m)

Stairs to first floor landing, storage cupboard, tiled flooring, spotlights, power points

### Downstairs Cloakroom

2'83 x 6'12 (0.61m x 1.83m)

Double glazed window to side aspect, tiled flooring, wash hand basin, low level flush WC, tiled splash backs, textured and coved ceiling

### Lounge

11'17 x 19'44 (3.35m x 5.79m)

Double glazed window to front aspect, vertical designer radiator, tiled flooring, electric fireplace with wooden over mantle, phone point, TV aerial point, power points, coved ceiling, double glazed patio doors leading to garden

### Kitchen / Diner

4'55 x 26'79 plus 10'14 x 5'70 (1.22m x 7.92m plus 3.05m x 1.52m)

Double glazed windows to front and side aspect, tiled flooring, range of wall and base units with roll top work surfaces, freestanding electric oven with gas hob, integrated chimney style extractor fan, sink with drainer unit, integrated fridge / freezer, plumbed for washing machine, coved ceiling, spotlights, smoke alarm, double glazed French doors leading to conservatory

### Conservatory

11'99 x 10'49 (3.35m x 3.05m)

Double glazed windows to rear and side aspect, electric heater, tiled flooring, power points, double glazed door leading to garden

### First Floor Landing

6'11 x 2'92 (2.11m x 0.61m)

Loft access, smoke alarm, spotlights

### Bedroom One

11'16 x 10'26 (3.35m x 3.05m)

Double glazed window to rear aspect, double radiator, carpet, TV aerial point, power points, textured ceiling

### Bedroom Two

13'33 x 8'87 (3.96m x 2.44m)

Double glazed window to front aspect, double radiator, carpet, fitted wardrobes, storage cupboard, power points, coved ceiling

### Bedroom Three

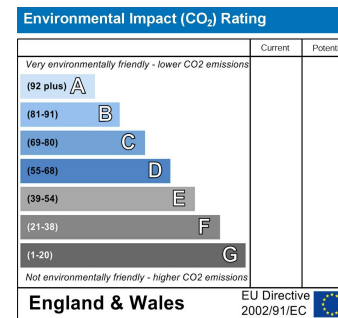
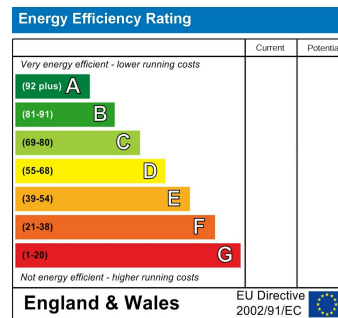
7'01 x 11'51 (2.16m x 3.35m)

Double glazed window to rear aspect, double radiator, laminate flooring, power points, textured and coved ceiling

### Family Bathroom

5'32 x 12'15 (1.52m x 3.66m)

Double glazed window to front aspect, heated towel rail, vinyl flooring, panel enclosed bath with mixer tap and shower attached, walk in shower, wash hand basin with mixer tap and vanity unit under, low level flush WC, part tiled walls





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GROUND FLOOR  
54.2 sq.m. (583 sq.ft.) approx.

1ST FLOOR  
36.8 sq.m. (397 sq.ft.) approx.



TOTAL FLOOR AREA : 91.0 sq.m. (980 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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