



Longfield, CM18 6LB
Harlow





Remembering
Mrs. [Name]



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**** KINGS GROUP HARLOW ARE DELIGHTED TO OFFER THIS TWO BEDROOM MID-TERRACE HOUSE FOR SALE IN LONGFIELD, HALLOW ****

This property would make the ideal first time buyer purchase for someone looking to get onto the property ladder or alternatively an investment purchase for someone looking to add another property to their portfolio. This house is perfectly suited for commuters being located 5 minutes drive from the A414 and 6 minutes to the M11, both of which offer brilliant links into London and other major towns. Along with being just a 10 minute drive from Harlow Town Station offering links into London Liverpool Street with connections to the Victoria Line at Tottenham Hale. This property is perfectly located within walking distance to Bush Fair shopping center where there is an array of shops including a pharmacy, off-license, supermarket and a pub.

The accommodation comprises of a spacious entrance hallway with ample storage, large lounge / diner with feature fireplace and patio doors leading to rear garden and a fitted kitchen. The first floor comprises of two double bedrooms and a family bathroom with three piece suite.

To avoid disappointment call us now to arrange your viewing on 01279 433 033.

Offers In The Region Of £290,000



- TWO BEDROOM MID-TERRACE HOUSE
- LARGE LOUNGE / DINER
- SOUGHT AFTER LOCATION
- EASY ACCESS TO A414 & M11
- REAR ACCESS

- SPACIOUS THROUGHOUT
- FITTED KITCHEN WITH FRENCH DOOR TO GARDEN
- CLOSE TO LOCAL SHOPS AND AMENITIES
- GOOD SIZED REAR GARDEN
- AMPLE STREET PARKING

Entrance Hallway 8'74 x 7'96 (2.44m x 2.13m)

Tiled flooring, cupboard under stairs, power points, stairs leading to first floor landing

Lounge / Diner 20'64 x 10'72 (6.10m x 3.05m)

Double glazed window to front aspect, carpeted, double glazed French doors leading to rear garden, double radiator, feature fire place with stone surround, TV aerial point, phone point, power points

Kitchen 11'79 x 7'91 (3.35m x 2.13m)

Double glazed window to rear aspect, double glazed French door leading to rear garden, tiled flooring, a range of base and wall units with roll top granite effect work surfaces, sink with single drainer unit, space for Fridge/Freezer, space for cooker, plumbing for washing machine, power points

First Floor Landing 7'1 x 5'64 (2.16m x 1.52m)

Carpeted, textured ceiling

Family Bathroom 7'04 x 5'71 (2.24m x 1.52m)

Double glazed opaque window to rear aspect, vinyl flooring, low level WC, pedestal wash basin, panel enclosed bath with shower attachment, single radiator

Master Bedroom 15'90 x 9'01 (4.57m x 2.77m)

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

Bedroom Two 11'81 x 9'94 (3.35m x 2.74m)

Double glazed window to rear aspect, TV aerial point, carpeted, power points





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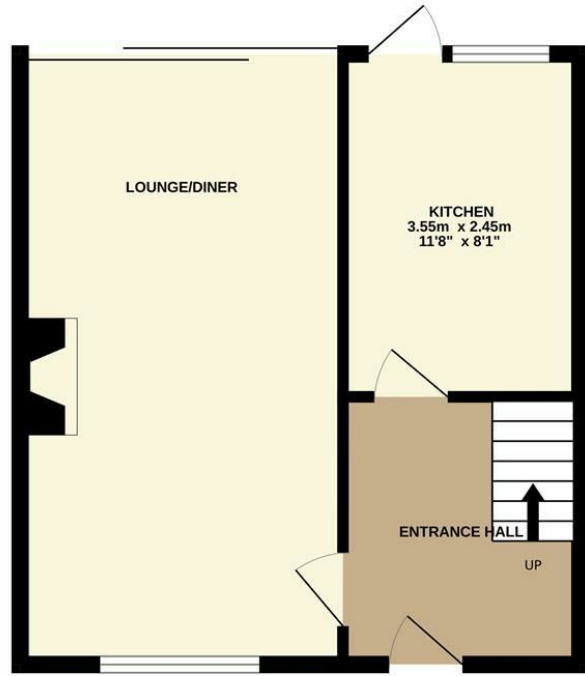


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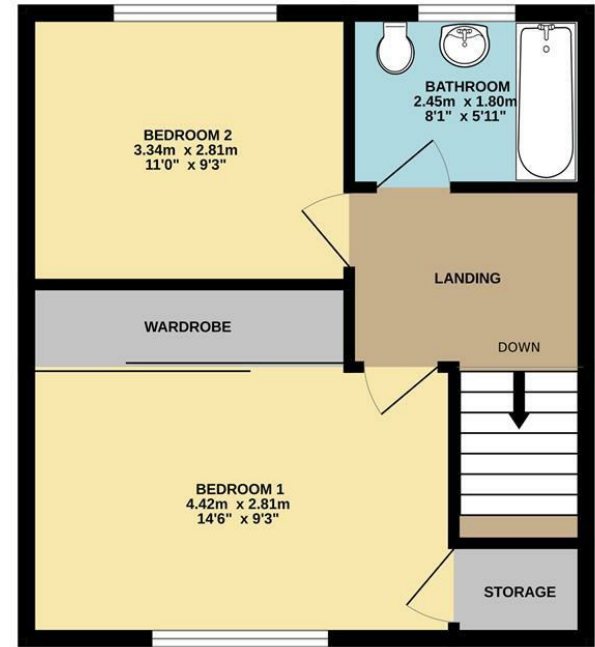
Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



GROUND FLOOR
36.0 sq.m. (388 sq.ft.) approx.



1ST FLOOR
37.5 sq.m. (404 sq.ft.) approx.



TOTAL FLOOR AREA : 73.6 sq.m. (792 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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