



Pytt Field, CM17 9AA  
Harlow





# Pytt Field, CM17 9AA

Kings Group - Church Langley are delighted to offer to the market on a chain free basis , this TWO BEDROOM MID TERRACE HOUSE situated in a quiet cul-de-sac location, Pytt Field.

In our opinion, we believe this property would make the ideal purchase for a first time buyer looking to get onto the property ladder or someone looking to downsize.

To the ground floor, you will be greeted by an inviting entrance hall leading through to the modern kitchen benefiting from a range of wall and base units and integrated white goods, a spacious family lounge which is ideal for entertaining and relaxing which benefits from having doors leading through to the conservatory. The conservatory benefits from having doors leading to the rear garden.

The ground floor benefits from having a downstairs cloakroom and a secluded low maintenance rear garden which is mainly laid to patio with side access.

To the first floor, you will find two double bedrooms with both bedrooms benefiting from built in wardrobes. The first floor benefits from having a shower room.

Pytt Field is conveniently situated within close proximity to local shop and amenities. The property falls within the catchment area of some of the sought after Primary Schools such as; Church Langley Community Primary School & Henry Moore Primary School. Also, within the catchment area for some of the sought after Secondary Schools such as; Mark Hall Academy & Passmores Academy.

There is ease of access to the M11/M25 (Junction 7) by way of the A414.

To not miss out on this fantastic opportunity to make this your dream home. Call us today to arrange a viewing.

## Offers In The Region Of £339,995



- Two Bedroom Mid Terrace House
- Downstairs Cloakroom
- Secluded Rear Garden
- Close To M11/M25 via Junction 7
- Council Tax Band: C

- Chain Free
- Well Maintained
- Parking For Three Cars
- Close To Local Shops, Schools & Amenities
- EPC Rating: D

#### **Downstairs Cloakroom 2'53 x 5'55 (0.61m x 1.52m)**

Heated towel rail, vinyl flooring extractor fan, wash basin with mixer taps and vanity unit, low level W.C, tiled walls.

#### **Lounge 12'66 x 15'03 (3.66m x 4.65m)**

Double radiator, vinyl flooring, electric fireplace with stone over mantle, phone point, TV aerial point, power points, textured ceiling, double glazed doors.

#### **Kitchen 6'45 x 6'05 (1.83m x 1.96m)**

Double glazed window to the front aspect, vinyl flooring, tiled walls, a range of wall and base units with roll top work surfaces, integrated cooker, electric hob, electric oven, extractor hood, double drainer unit, integrated washing machine, integrated fridge-freezer, textured ceiling, power points.

#### **Conservatory 9'96 x 9'81 (2.74m x 2.74m)**

Double glazed windows to the rear and side aspect, double radiator, tiled flooring, power points, double glazed doors

#### **Bedroom One 10'22 x 8'30 (3.05m x 2.44m)**

Double glazed window to the rear aspect, single radiator, carpeted flooring, built in wardrobes, power points textured ceiling.

#### **Bedroom Two 10'56 x 8'05 (3.05m x 2.57m)**

Double glazed windows to the front aspect, single radiator, carpeted flooring, built in wardrobes, power points, textured ceiling.

#### **Family Bathroom 6'39 x 6'12 (1.83m x 1.83m)**

Heated towel rail, extractor fan, vinyl flooring, power shower, wash basin with mixer taps and vanity unit, low level W.C, tiled walls, textured ceiling, loft hatch.





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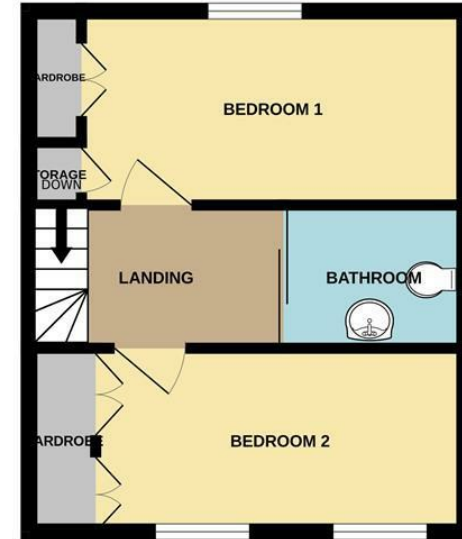
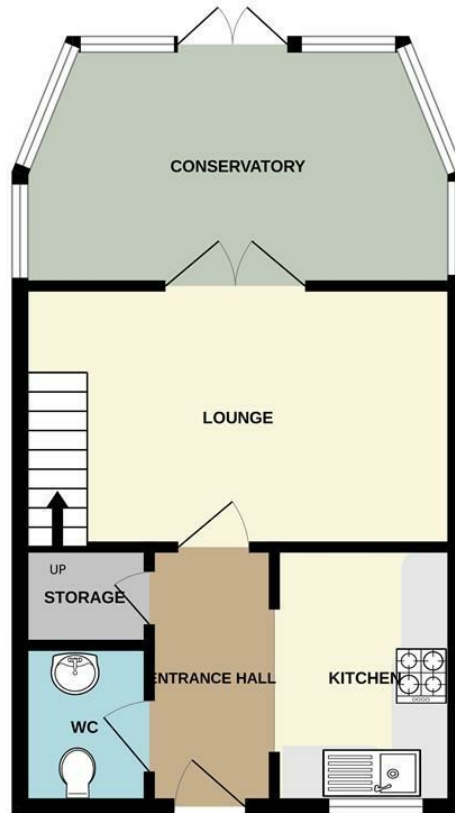


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

GROUND FLOOR

1ST FLOOR



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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