



Purford Green, CM18 6HP  
Harlow







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GROUP

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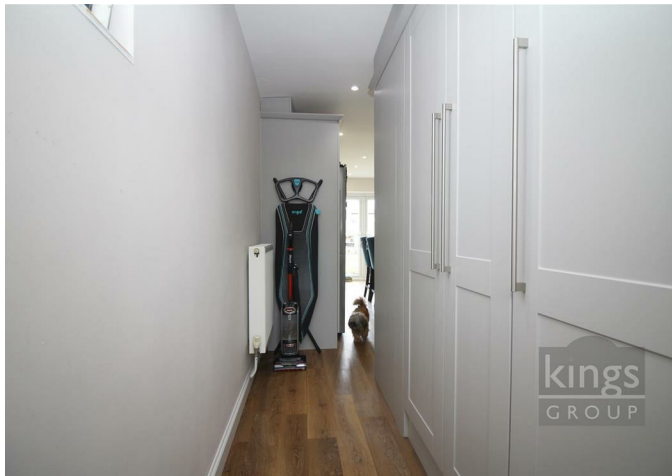
**\*\* KINGS GROUP HARLOW ARE DELIGHTED TO OFFER THIS WELL PRESENTED, THREE BEDROOM MID TERRACE PROPERTY WITH A DOUBLE DRIVEWAY IN PURFORD GREEN, HARLOW \*\***

This property would be ideal for a first time buyer looking to get on the property ladder, located in the popular Purford Green area of Harlow. This family home 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, entrance hallway, downstairs cloakroom, lounge, newly fitted kitchen/diner with utility area to the side. The first floor comprises of three bedrooms and a family bathroom. Externally the property comprises of a large rear garden and a driveway for two vehicles.

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

## Asking Price £349,995





- **THREE BEDROOM MID-TERRACE HOUSE**
- **DOWNSTAIRS CLOAKROOM**
- **DOUBLE DRIVEWAY WITH ELECTRIC CAR CHARGING POINT**
- **THREE DOUBLE BEDROOMS**
- **CLOSE TO LOCAL SHOPS AND AMENITIES**

### **Entrance Hallway**

Laminate flooring, stairs leading to first floor landing

### **Downstairs W.C 6'05 x 2'86 (1.96m x 0.61m )**

Tiled flooring, double glazed opaque window to side aspect, single radiator, wash basin, low level W.C.

### **Lounge 19'47 x 10'99 (5.79m x 3.05m)**

Double glazed windows to front and rear aspect, carpeted, coved textured ceiling, double radiator, TV aerial point, phone point, power points

### **Kitchen/Diner 17'16 x 11'68 (5.23.04m x 3.35m )**

Double glazed window and French doors to rear aspect leading to rear garden, double radiator, laminate flooring, tiled splash backs, a range of base and wall units with flat top granite effect work surfaces, integrated cooker with gas hob, sink with single drainer unit, space for washing machine, integrated dishwasher, space for fridge/freezer, power points, spotlights

### **Utility Area 12'43 x 5'27 (3.66m x 1.52m)**

Double glazed door to front aspect, laminate flooring, a range of wall units, power points

### **Master Bedroom 14'43 x 8'92 (4.27m x 2.44m)**

Double glazed window to front aspect, coved textured ceiling, carpeted, double radiator, power points

### **Bedroom Two 10'90 x 10'21 (3.05m x 3.05m)**

Double glazed window to rear aspect, coved textured ceiling, carpeted, power points, double radiator

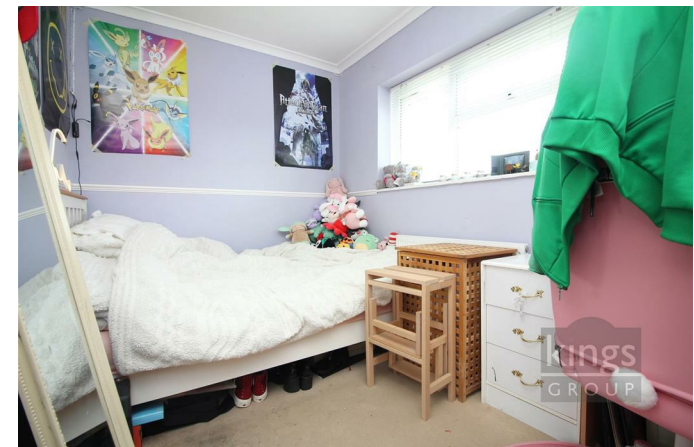
### **Bedroom Three 11'78 x 6'96 (3.35m x 1.83m )**

Double glazed window to rear aspect, coved textured ceiling, carpeted, double radiator, power points

### **Family Bathroom 9'58 x 5'39 (2.74m x 1.52m)**

- **BRAND NEW KITCHEN/DINER**
- **UTILITY AREA**
- **LARGE REAR GARDEN**
- **SOUGHT AFTER LOCATION**
- **WITHIN CATCHMENT OF SOUGHT AFTER SCHOOLS**

Double glazed opaque window to front aspect, laminate flooring, extractor fan, panel enclosed bath, low level W.C. tiled splash backs







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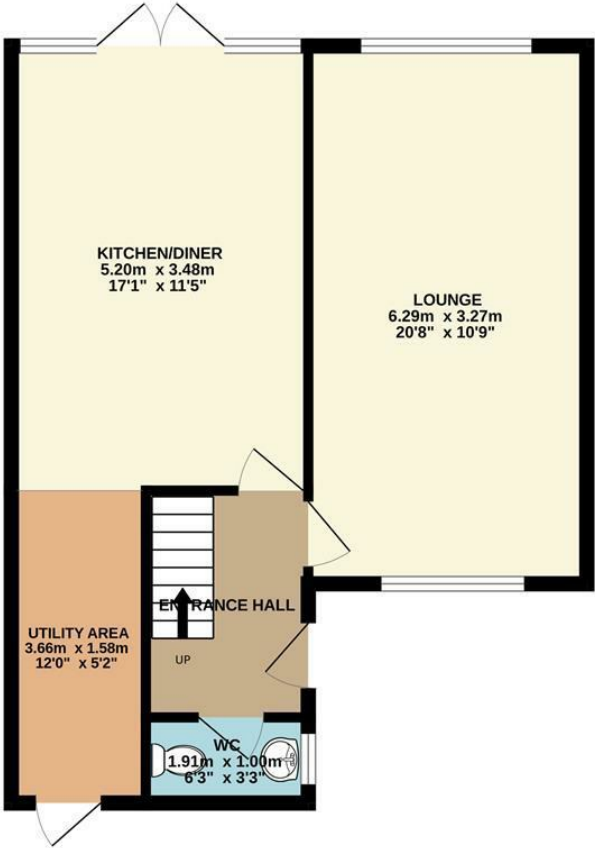




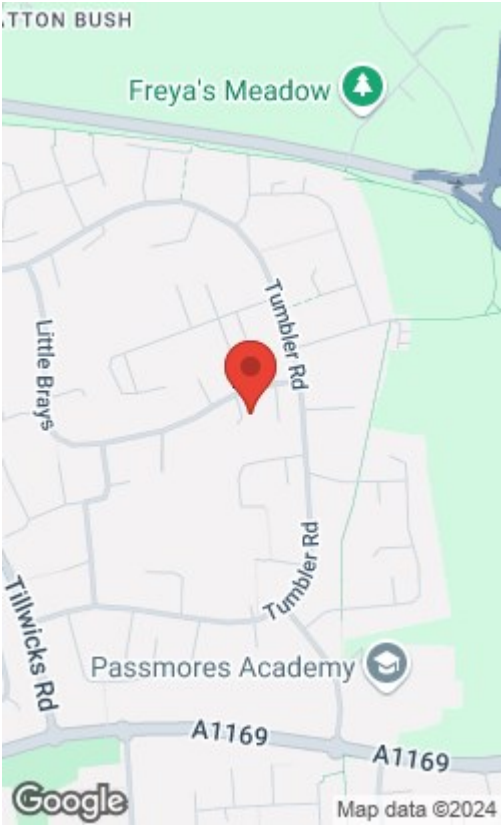
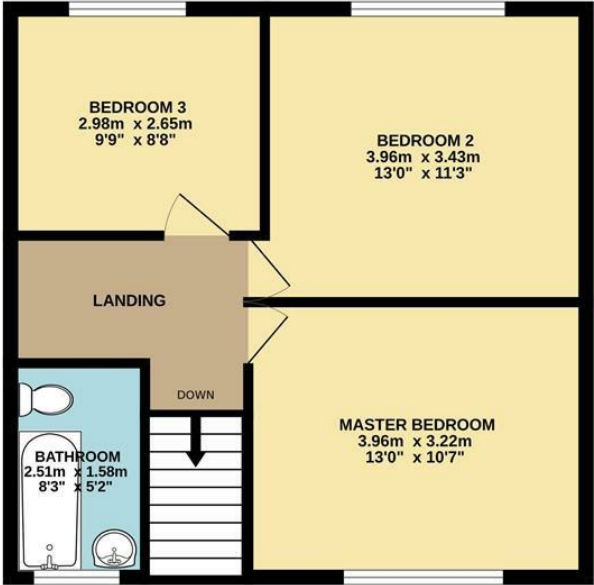
| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (29-54) <b>E</b>                            |                         |           |
| (11-18) <b>F</b>                            |                         |           |
| (1-10) <b>G</b>                             |                         |           |
| 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) <b>A</b>  |                         |           |
| (81-91) <b>B</b>  |                         |           |
| (69-80) <b>C</b>  |                         |           |
| (55-68) <b>D</b>  |                         |           |
| (29-54) <b>E</b>  |                         |           |
| (11-18) <b>F</b>  |                         |           |
| (1-10) <b>G</b>   |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales   | EU Directive 2002/91/EC |           |

GROUND FLOOR  
51.4 sq.m. (554 sq.ft.) approx.



1ST FLOOR  
44.9 sq.m. (484 sq.ft.) approx.



TOTAL FLOOR AREA : 96.4 sq.m. (1037 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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