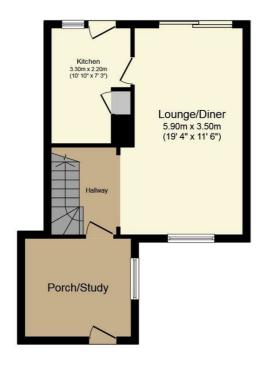
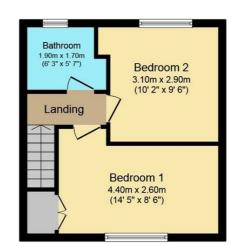


89 Nicholls Field, Harlow, CM18 6EB Guide price £315,000

Guide Price £315,000-£325,000. Situated close to all your local amenities and in a great catchment area for both primary and secondary schools is this two bedroom mid terrace home in Nicholls Field. To the ground floor this property offers a large porch which leads through to the entrance hallway, a spacious lounge/diner, and kitchen with doors also leading out to the rear garden. To the first floor you have a family bathroom, and two well proportioned large double bedrooms. Externally, the property benefits from a well sized low maintenance rear garden, perfect for all of the family, with an additional outhouse. Nicholls Field falls close to local shops, pubs, schools and all other local amenities. This property also benefits from a brand new recently fitted boiler.

Floor Plan





Ground Floor Floor area 37.5 sq.m. (404 sq.ft.) approx

First Floor

Floor area 30.6 sq.m. (330 sq.ft.) approx

Total floor area 68.1 sq.m. (734 sq.ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Energy Efficiency Rating NEWHALL MARK HALL (92 plus) A Church SOUTH Langley В **Playing Field** (55-68 A1025 (39-54) (21-38 A1025 Church Langley Way G Not energy efficient - higher running costs England & Wales EU Directive 2002/91/EC Kiln Ln Environmental Impact (CO₂) Rating BRAYS GROVE lower CO2 e (92 plus) 🖄 CHURCH (81-91) В LANGLEY (69-80) POTTER STREET (55-68 **BUSH FAIR** (39-54) Harlow Common (21-38) A1169 Coogle EU Directive 2002/91/EC **England & Wales** Map data @2025

Energy Efficiency Graph

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Area Map