

Purford Green, CM18 6HJ
Harlow

kings GROUP



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** KINGS GROUP ARE DELIGHTED TO OFFER THIS TWO BEDROOM MID-TERRACE HOUSE WITH A PRIVATE DRIVEWAY FOR TWO CARS IN PURFORD GREEN, HARLOW **

GUIDE PRICE - £325,000 - £350,000.

Nestled in the desirable area of Purford Green, Harlow, this charming two-bedroom mid-terraced house offers a perfect blend of comfort and convenience. Spanning an impressive 757 square feet, the property is spacious and well-presented throughout, making it an ideal choice for families or first-time buyers.
Upon entering, you are greeted by a welcoming entrance porch that leads into a generous hallway. The ground floor features a practical utility room and a well-appointed kitchen, perfect for culinary enthusiasts. The lounge diner is particularly inviting, boasting patio doors that open directly onto the rear garden, creating a seamless indoor-outdoor living experience.

Upstairs, you will find two double bedrooms, providing ample space for relaxation and rest. The family shower room is modern and functional, catering to the needs of the household.

Externally, the property benefits from a driveway that accommodates two vehicles, ensuring convenience for residents and guests alike. The good-sized rear garden offers a private outdoor space, ideal for entertaining or enjoying quiet moments in the sun. Additionally, there is potential for extension, subject to planning permission, allowing you to tailor the home to your specific needs.

The location is superb, with easy access to the M11 and A414, making commuting a

Guide Price £325,000









- **GUIDE PRICE - £325,000 - £350,000**
- **TWO BEROOM MID-TERRACE HOUSE**
- **WELL PRESENTED THROUGHOUT**
- **TWO DOUBLE BEDROOMS**
- **EASY ACCESS TO A414 & M11**
- **DRIVEWAY FOR TWO CARS**
- **POTENTIAL TO EXTEND (STPP)**
- **GROUND FLOOR UTILITY/STORAGE AREA**
- **WITHIN CATCHMENT AREA OF SOUGHT AFTER SCHOOLS**
- **CLOSE TO LOCAL SHOPS AND AMENITIES**

Property Information
Tenure - Freehold
Construction Type - Brick Built
Flood Risk - Rivers and Seas - Very Low - Surface Water - Low
Council Tax Band - C
EPC - TBC

Entrance Porch
Double glazed window to side aspect, vinyl flooring, door leading to entrance hallway and utility

Utility 5'11 x 6'6 (1.80m x 1.98m)
Vinyl flooring, power points fridge and freezer, tumble dryer, a range of base and wall units

Entrance Hallway
Laminate flooring, double radiator, stairs leading to first floor landing, understairs storage cupboard

Lounge 19'3 x 9'8 (5.87m x 2.95m)
Double glazed window to front aspect, double glazed patio doors to rear aspect leading to rear garden, laminate flooring, double radiator, TV aerial point, phone point, power points

Kitchen 10'9 x 7'7 (3.28m x 2.31m)
Double glazed window to rear aspect, double glazed door leading to rear garden, laminate flooring, a range of base and wall units with roll top granite effect work surfaces, sink with single drainer unit, integrated electric oven and gas hob, chimney style extractor fan, tiled splash backs, power points

First Floor Landing
Carpeted, storage cupboard, loft access

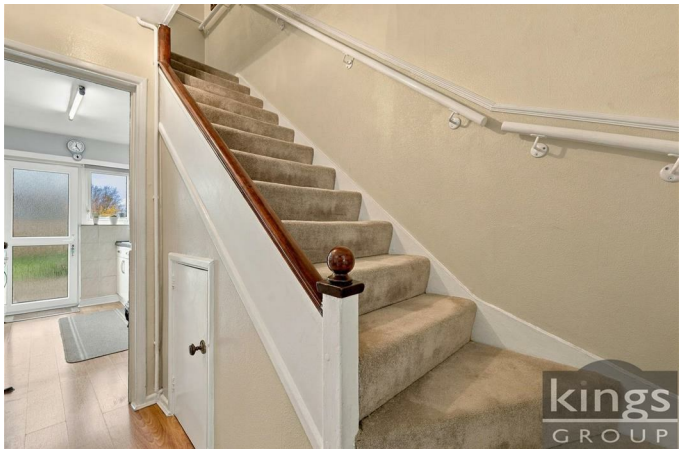
Master Bedroom 8'5 x 14'7 (2.57m x 4.45m)
Double glazed window to front aspect, carpeted, storage cupboard, double radiator, power points

Bedroom Two 10'7 x 9'8 (3.23m x 2.95m)
Double glazed window to rear aspect, carpeted, double radiator, power points

Family Bathroom
Double glazed opaque window to rear aspect, vinyl flooring, walk in shower cubicle with thermostatically controlled shower, wash basin with vanity under unit, low level flush W.C., extractor fan, tiled walls

External
Driveway for two cars, rear garden








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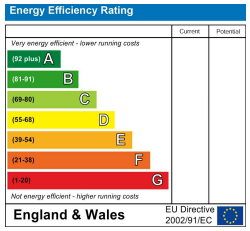


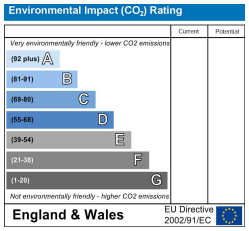


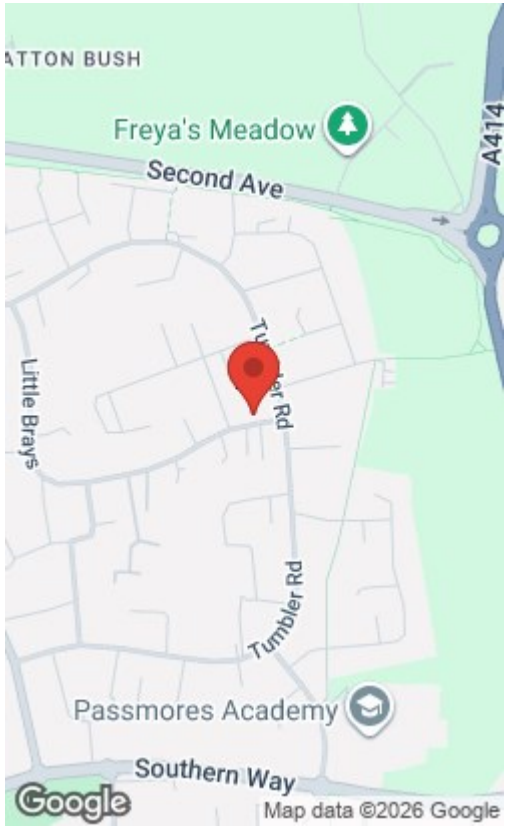


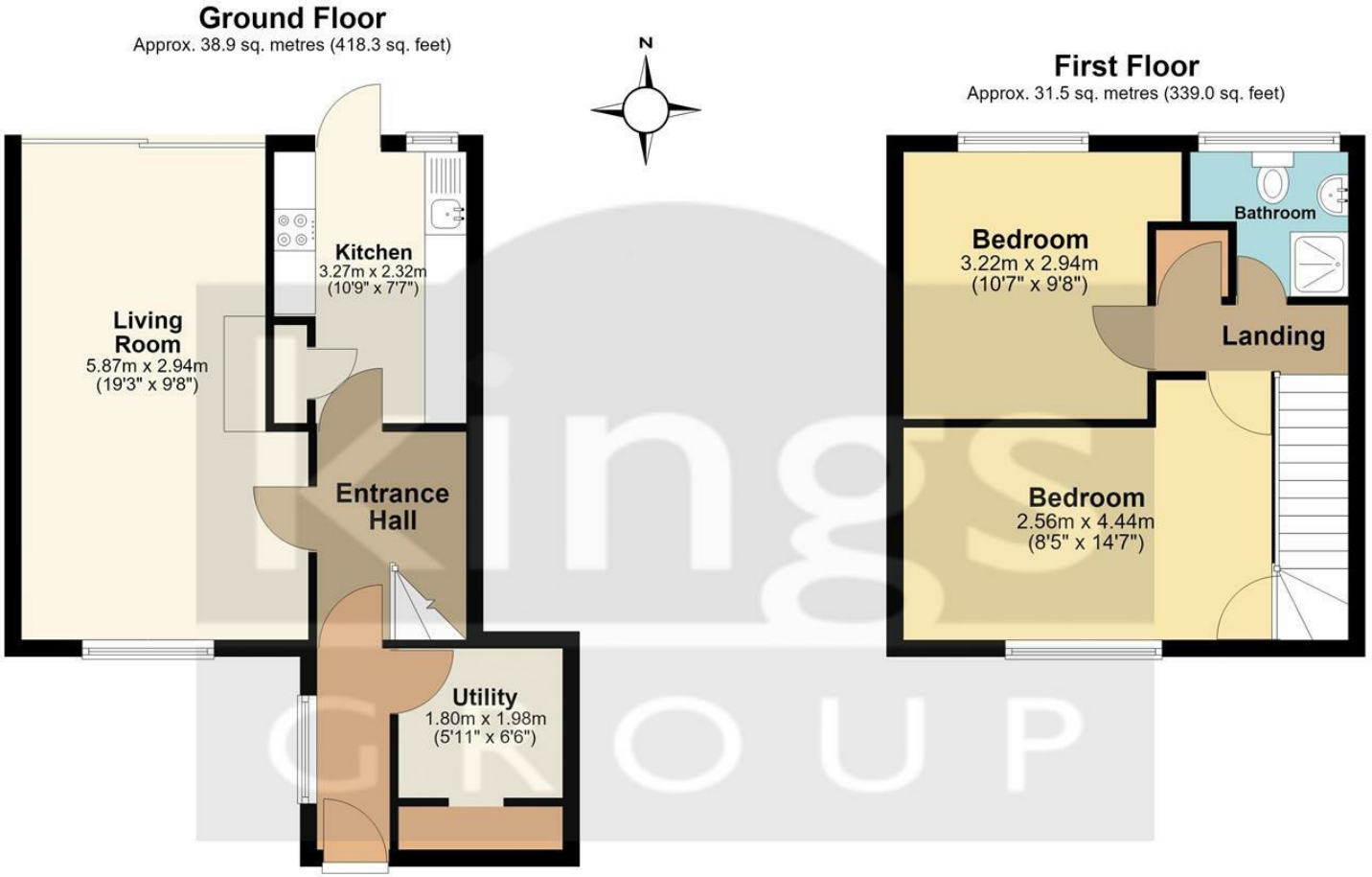












Total area: approx. 70.4 sq. metres (757.2 sq. feet)

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Plan produced using PlanUp.

Purford Green

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