



Potters Field | Harlow | CM17 9DD

Asking Price £295,000

 clarknewman

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A WELL PRESENTED TWO DOUBLE BEDROOM MID TERRACE HOUSE offering a chain-free purchase within the highly sought after CM17 postcode. The ground floor comprises of a spacious entrance hall leading into a large lounge/diner which covers the front to back of the property with ample natural light being provided via UPVC double glazed window to front and sliding doors to rear garden. The fitted kitchen offers a range of wall and base units with space/plumbing for freestanding appliances. The first floor offers two very well proportioned double bedroom and a fully tiled family bathroom suite. The garden benefits from a lovely balance between lawn and patio with plenty of seating space and brick built shed to rear. Please note this property currently has a tenant in situ but will be sold chain-free. Viewings highly advised.

- Two Double Bedrooms
- No Onward Chain
- Council Tax Band: C
- Mid Terrace House
- Well Presented Throughout
- EPC Rating: C

Front

Ample street parking with communal parking areas on offer too. No permit required.

Entrance Hall

5'11 x 8'11 (1.80m x 2.72m)

UPVC private front door and window to front. Stairs to first floor, under stairs storage cupboard and radiator to wall. Internal doors leading to lounge and kitchen.

Lounge/Diner

9'03 x 20'09 (2.82m x 6.32m)

Large lounge/diner covering the entire "front to back" of the property offering ample natural lighting via UPVC double glazed window to front, radiator and feature fireplace to wall. Open plan lay-out to dining area offering plenty of entertaining space, UPVC double glazed sliding doors to garden and radiator to wall. Opening to kitchen.





Kitchen

7'06 x 11'08 (2.29m x 3.56m)

Well kept modern fitted kitchen offering a range of wall and base units alongside space for freestanding oven and hob, fridge freezer and plumbing for both washing machine and dishwasher. UPVC double glazed window to rear and radiator to wall.

Landing

5'08 x 6'09 (1.73m x 2.06m)

Landing area with internal doors to both double bedrooms and family bathroom suite. Loft hatch above.

Bedroom

14'00 x 8'08 (4.27m x 2.64m)

Large double bedroom offering dual aspect UPVC double glazed windows to front, radiator to wall and very useful built in wardrobes.

Bedroom

9'02 x 11'10 (2.79m x 3.61m)

Double bedroom with UPVC double glazed window to rear, further fitted wardrobes/cupboards and radiator to wall.

Bathroom

7'07 x 5'06 (2.31m x 1.68m)

Fully tiled family bathroom suite benefitting from shower over bath, white vanity sink and toilet. UPVC double glazed window to rear and radiator to wall.

Garden

A lovely "L shaped" rear Garden offering ample seating space via patio to both front and rear. Central lawn and brick built shed to rear.

Local Area

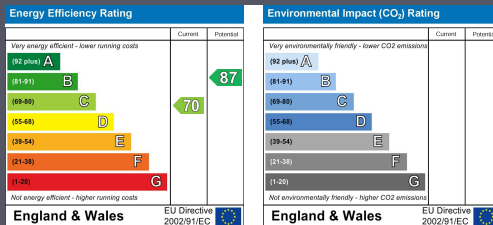
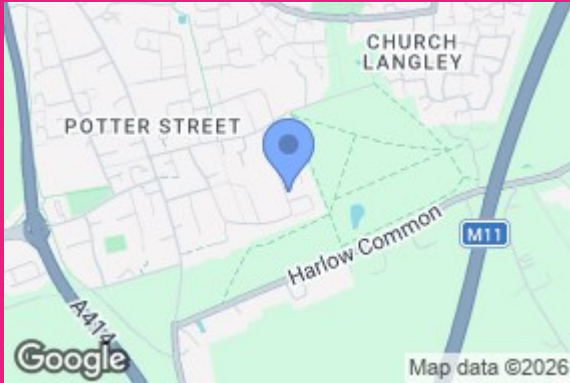
Potters Field is located just off Potter Street and is situated within close proximity to local amenities and schooling. Potters Field is located close to the Harlow M11 Junction. The area is also well placed for outdoor space, while commuters benefit from straightforward access to Harlow Town railway station, offering regular services into London and Cambridge. Overall, the location provides a great balance of convenience, green space and connectivity.

Further Info

Please note there is currently a tenant in situ at Potters Field and the required notice will be served as/when a sale is agreed.

HMRC AML

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 plus VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.



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