



**Sycamore Field, Harlow CM19 5RU**

**welcome to**

**Sycamore Field, Harlow**

A well-presented two-bedroom first-floor maisonette situated in the popular residential area of Sycamore Field, Harlow, CM19, offering convenient access to local amenities, schools, and transport links.



## - Accommodation Overview -

### Lounge/Kitchen/Diner

Window to front aspect, window to rear aspect, wood effect floor and radiator.

Fitted wall and base kitchen units with work surfaces over, sink with drainer unit, integrated gas hob and electric oven, breakfast bar, part tiled and space for fridge/freezer.

### Utility Room

Gas boiler, plumbing for washing machine and fitted work tops.

### Bedroom 1

Two windows to the front aspect, wood effect floor and radiator.

### Bedroom 2

Window to rear aspect, wood effect floor and radiator.

### Bathroom

Window to rear aspect, bath with shower over, wc, vanity wash basin unit, tiled floor and radiator.

## - Exterior -

### Rear Garden

Fence enclosing low maintenance garden.



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welcome to

## Sycamore Field, Harlow

- Two bedrooms
- First floor position
- Ideal first time buy
- Access to shops and schools
- Private garden

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 1380.00

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 26 Jun 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Total floor area 71.8 m² (773 sq ft) approx.  
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# £230,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HLO104784 - 0001

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