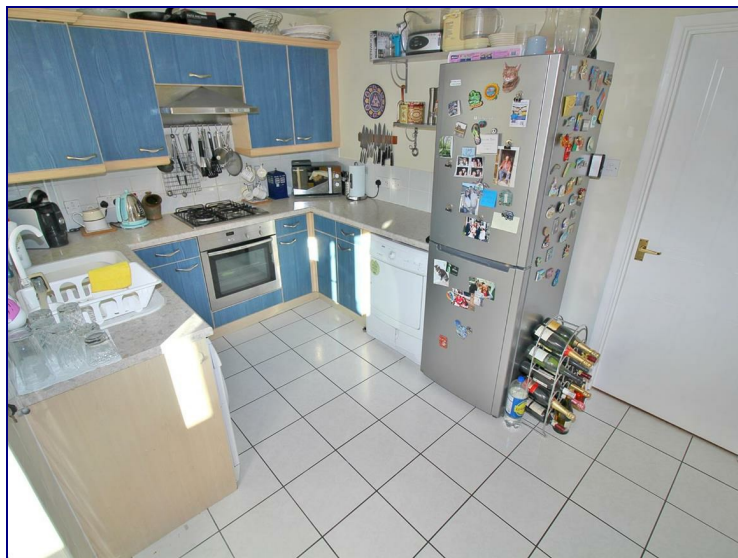


Pytt Field, CM17 9AA



Offers In Excess Of £300,000

Kings Group - Church Langley are pleased to offer For Sale, this THREE BEDROOM TERRACED HOUSE on Pytt Field, Church Langley. Located in the heart of CM17, this house is situated within the catchment area of Church Langley Primary School and Burnt Mill Academy in addition to Mark Hall and Leventhorpe Academies. The property is also located in close proximity to the A414 and M11, allowing for ease of access to Central London and Stansted Airport. Nearby are a number of local facilities including Tesco, Harlow Rugby Club and Harlow Mill station. Comprised of three bedrooms, bathroom, downstairs WC, kitchen/diner, reception room and conservatory, the property also benefits from allocated parking. An ideal family home, this property should not be missed so to arrange a viewing, please contact us on 01279 410084.

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Entrance Hallway

Double Glazed side aspect window, laminate flooring, alarm panel, doors leading to:

Downstairs WC

Double Glazed front aspect opaque window, single radiator, laminate flooring, low level WC, wash basin, partially tiled walls.

Reception Room

13'9 x 8'2 (4.19m x 2.49m)

Double Glazed front aspect windows, single radiator, solid wood flooring, fireplace with wooden over-mantle, power points, phone point, TV aerial point, stairs leading to first floor, door leading to:

Kitchen

13'10 x 8'2 (4.22m x 2.49m)

Double Glazed rear aspect windows, range of eye level and base units, marble effect roll top work surfaces, drainer unit, integrated electric oven, gas hob, partially tiled walls, space for fridge

freezer, plumbing for washing machine, plumbing for dishwasher, integrated extractor hood, power points, tiled flooring, double glazed French doors leading to:

Conservatory

12'1 x 6'6 (3.68m x 1.98m)

Double Glazed side and rear aspect windows, tiled flooring, power points, double glazed rear door leading to rear garden.

Bedroom 1

11'2 x 8'6 (3.40m x 2.59m)

Double Glazed front aspect windows, carpeted flooring, power points, phone points, radiator.

Bedroom 2

8'6 x 7'1 (2.59m x 2.16m)

Double Glazed rear aspect windows, carpeted flooring, power points, radiator.

Bedroom 3

7'1 x 5'4 (2.16m x 1.63m)

Double Glazed front aspect window, carpeted flooring, radiator, power points.

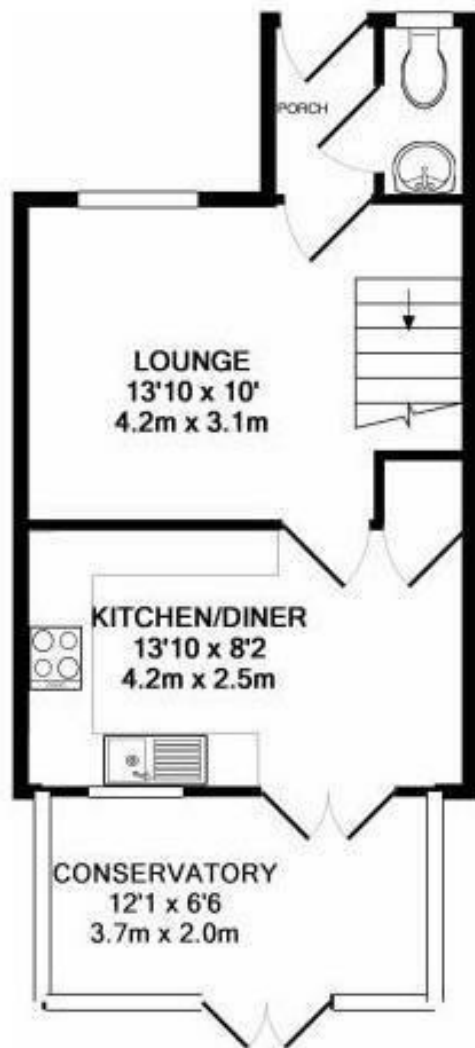
Family Bathroom

Double Glazed rear aspect opaque window, laminate flooring, tiled walls, low level WC, panel enclosed bath with mixer tap and shower attachment, wash basin.

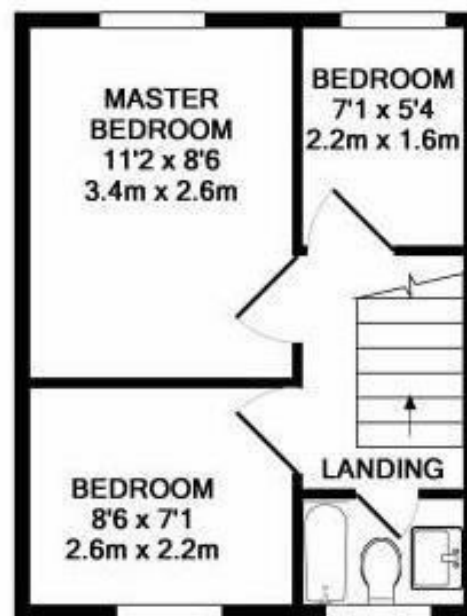
Garden (Approx

Approx 40ft rear garden, mostly laid to lawn with plant and shrub borders, patio.





GROUND FLOOR
APPROX. FLOOR
AREA 364 SQ.FT.
(33.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 252 SQ.FT.
(23.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 615 SQ.FT. (57.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	70	86
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	70	86
EU Directive 2002/91/EC		