



Stackfield | Harlow | CM20 2LA

Asking Price £239,000



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A VERY WELL PRESENTED TWO DOUBLE BEDROOM FIRST MAISONETTE offering a large private rear garden. The property comprises of a entrance porch with ample storage with stairs leading up to the first floor level. On the first floor, the property benefits from a spacious landing, modern fitted kitchen with a range of wall and base units as well as space/plumbing for appliances with internal doors leading to a bright and airy lounge with two UPVC double glazed windows allowing for plenty of natural light. Further features include two generously sized double bedrooms and a family bathroom suite. Set just a few steps from the front door is a very impressive private rear garden offering ample entertaining space with lawn and small patio. Please note this property is being sold with no onward chain and viewings are highly recommended.

- Two Double Bedrooms
- Private Garden
- Council Tax Band: B
- First Floor Maisonette
- Sought After Location
- EPC Rating: D

Entrance Porch  
3'07 x 3'07 (1.09m x 1.09m)

Private front door, large storage cupboard providing space for bikes etc and stairs to first floor.





#### Landing

15'07 x 2'11 (4.75m x 0.89m)

Spacious landing with UPVC double glazed window to side, radiator to wall and internal doors leading to kitchen, bathroom and both double bedrooms. Loft hatch (combination boiler is situated in the loft).

#### Kitchen

6'09 x 12'11 (2.06m x 3.94m)

Modern fitted kitchen with a range of wall and base units offering space for oven and hob, fridge freezer and plumbing for washing machine. UPVC double glazed window to front and internal wooden doors leading to lounge creating the option to offer an open plan layout.

#### Lounge

13'10 x 11'05 (4.22m x 3.48m )

Bright and airy lounge with two UPVC double glazed windows to front overlooking communal greens providing ample natural light, plenty of space dining/entertaining, radiator to wall and internal wooden doors offering the chance to create a more open plan layout.

#### Bedroom One

10'10 x 12'04 (3.30m x 3.76m)

Large double bedroom with UPVC double glazed window to rear overlooking private garden, radiator to wall and useful built in storage cupboard.

#### Bedroom Two

12'01 x 9'02 (3.68m x 2.79m)

Double bedroom with UPVC double glazed window to rear overlooking private garden and radiator to wall.

#### Bathroom

5'03 9'11 (1.60m 3.02m )

Fully tiled bathroom suite benefitting from bath with shower, white sink and toilet. UPVC double glazed window to side and radiator to wall.

#### Garden

Situated only a few steps from the private front door is this very impressive private garden with ample entertaining space. The garden benefits from large lawn, small patio and wooden shed. The cycle track runs behind the garden which provides a very quick commute to Harlow Mill Train Station, Old Harlow High Street and further amenities.

#### Lease Information

The below figures have been provided to us by the vendors:

Service Charges: £914 per annum (£76.20 per month)

Ground Rent: £10 per annum

Lease: 91 years remaining

#### Local Area

Stackfield is located within Mark Hall North Conservation Area. Mark Hall North has been a Conservation Area since 1987 because it was the first estate to be completed in Harlow and contains several unique housing styles and layouts. Stackfield is only a short walk (just over 0.5 miles) to Old Harlow High Street providing local amenities and only 1 mile to Harlow Mill Train Station. There is a choice of local schooling within the



