



Pittmans Field | Harlow | CM20 3LA

Offers In Excess Of £300,000



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A THREE BEDROOM MID TERRACE HOUSE overlooking a green. The ground floor comprises an entrance hall with doors leading to a spacious kitchen and a separate living room. To the first floor, there are two double bedrooms, a well-proportioned third bedroom, and a family bathroom. Externally, the property offers a South-West facing rear garden, predominantly laid to lawn with a patio area and rear access. As shown in the photos, refurbishment works have been started but remain incomplete, offering an excellent opportunity for a buyer to finish and personalise to their own taste. Viewings highly recommended.

- Three Bedrooms
- Large Kitchen
- Council Tax Band: C
- Mid-Terrace House
- Popular Location
- EPC Rating: C

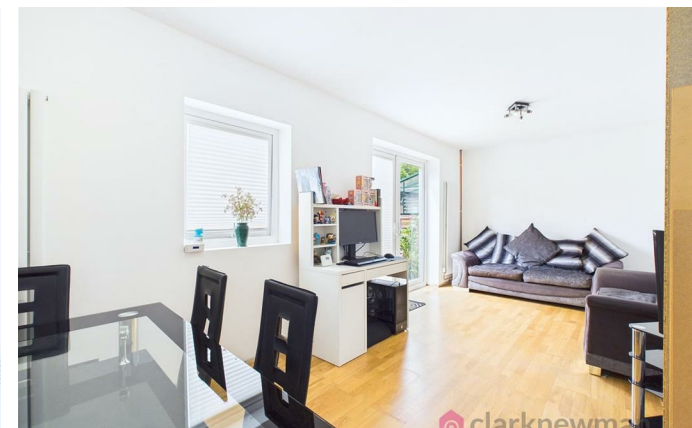
#### Front

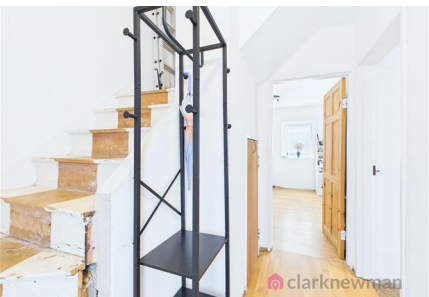
Front lawn with concrete pathway and shingle to side. Overlooking a communal green with on-street parking both sides of the green. UPVC double glazed door to entrance hall.

#### Entrance Hall

8'6" x 4'0" (2.59m x 1.22m)

UPVC double glazed door to front. Stairs to first floor. Understairs storage cupboard. Internal doors to lounge diner and kitchen.





### Kitchen

8'7" x 12'7" (2.62m x 3.84m)

UPVC double glazed window to wall. Base units with laminate worktop above and stainless steel 1.5 sink and drainer. Electric double oven and gas hob. Plumbing for washing machine, space for tumble dryer and fridge freezer. Gas boiler to wall. Electric radiator to wall. Built-in cupboard. Internal door to entrance hall.

### Lounge Diner

9'10" x 20'4" (3.00m x 6.20m)

UPVC double glazed French doors and window to garden. Two modern vertical radiators to wall. Internal door to entrance hall.

### Landing

2'10" x 6'9" (0.86m x 2.06m)

Stairs to ground floor. Internal doors to bedrooms and family bathroom.

### Bedroom One

12'4" x 10'10" (3.76m x 3.30m)

UPVC double glazed window to rear aspect, radiator to wall. Internal door to landing.

### Bedroom Two

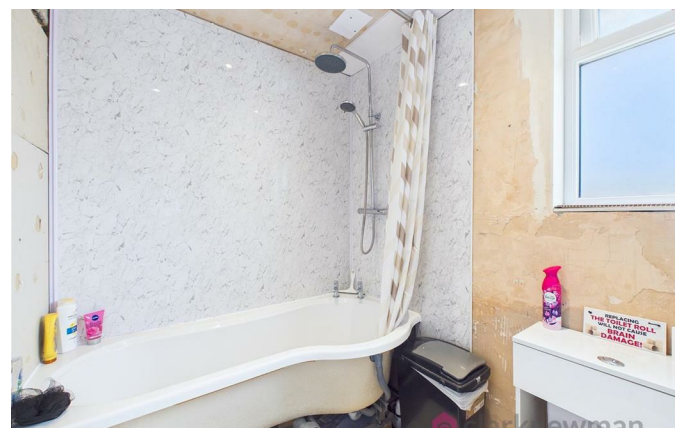
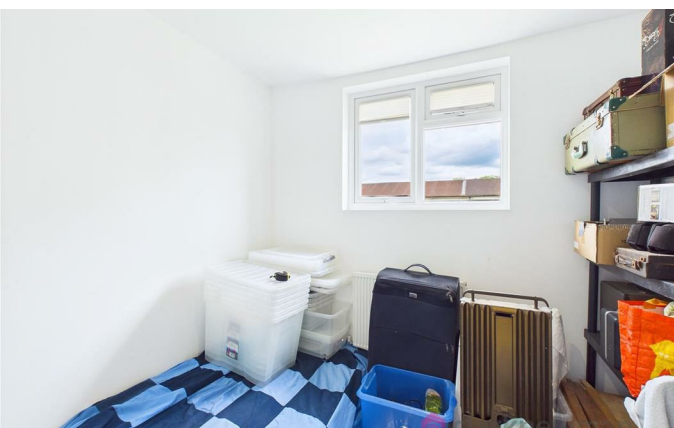
12'5" x 9'3" (3.78m x 2.82m)

UPVC double glazed window to rear aspect, radiator to wall. Loft hatch above. Internal door to landing.

### Bedroom Three

8'6" x 8'4" (2.59m x 2.54m)

UPVC double glazed window front aspect, radiator to wall. Internal door to landing.



### Bathroom

5'6" x 8'4" (1.68m x 2.54m)

UPVC double glazed window to front. White WC, vanity sink and bath with shower above. Internal door to landing.

### Garden

South-West facing rear garden, predominantly laid to lawn with a patio area and rear access.

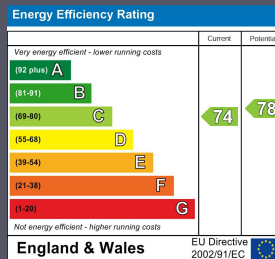
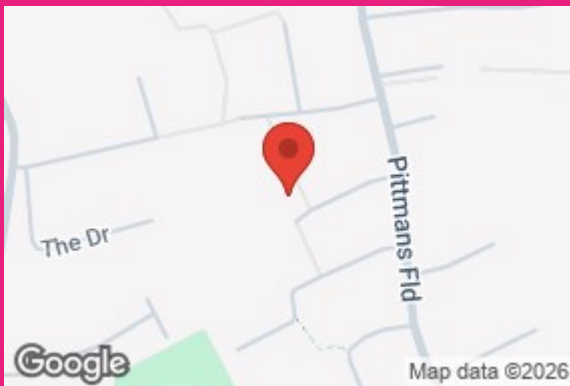
### Local Area

Pittmans Field is an extremely popular and well-established location within Harlow, favoured for its close proximity to a range of highly regarded primary and secondary schools. The Stow Shopping Centre is within comfortable walking distance, offering a variety of everyday amenities. Harlow Town Station is approximately 1.0 mile away, providing direct rail links into London, Cambridge and Stansted Airport, while the open green spaces of Harlow Town Park are just 0.5 miles away, ideal for leisure and recreation.

### 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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