



House - End Terrace (EPC Rating: C)

MOORFIELD

HARLOW

CM18 7QQ

Per Month

£1,950 Per Month

- SPACIOUS FAMILY HOME
- 4 BEDROOMS
- 2 BATHROOM
- 2 RECEPTION ROOM
- KITCHEN
- POPULAR LOCATION
- CLOSE TO SCHOOLS & SHOPPING CENTRE
- BEING REDECORATED THROUGHOUT IN WHITE
- GAS CENTRAL HEATING
- UNFURNISHED/AVAILABLE MID OCTOBER



Fordyce Furnivall
Residential Sales & Letting Agents



4



2



2



c

4 Bedroom House - End Terrace located in Harlow

Being offered unfurnished and available from mid October a spacious 4 bedroom family home located in a very popular area on the southern side of town off Southern Way and is a short distance to Staple Tye Shopping Centre, Kingsmoor Primary and Stewards Secondary schools. The accommodation which is currently being redecorated throughout in white, comprises entrance hall, lounge, dining room, kitchen, shower room with utility area whilst upstairs there are four bedrooms and a family bathroom. The 30' rear garden is laid mainly to lawn with patio area, timber build garden shed, brick wall surround with gated rear access. Additional features include UPVC double glazed windows and doors and gas central heating throughout. Ample on street parking.

SITUATION

Moorfield is close to local junior and senior schools, shops and amenities and is within easy reach of Harlow town centre with supermarkets, leisure facilities, restaurants and Harlow town train station with direct links to London and the M11 motorway

GROUND FLOOR

PORCH

Covered porch, storeroom, UPVC front door with glazed panels leading to:

ENTRANCE HALL

Stairs to first floor, wood flooring, radiator, doors off to:

LOUNGE

14'11" x 12'11".

Wood flooring, radiator, TV & telephone points, sliding patio doors to rear garden.

DINING ROOM

12'2" x 10'4"

Wood flooring, covered radiator, sliding patio doors to the rear garden.

KITCHEN

10'8 x 6'01

Range of wall and base units with wood work top surfaces over drawers and cupboards under, inset ceramic sink with mixer tap, tiled splashbacks, window to the side aspect, wood flooring, American style fridge/freezer, integrated dishwasher.

UTILTY ROOM

Washing machine with counter over, opening to:

WET ROOM

Shower, wash hand basin, low flush WC radiator, fully tiled walls and floor.

FIRST FLOOR

LANDING

Access to boarded loft accessed by pull down ladder, doors off to:

BEDROOM 1

12'4 x 9'02

Window to the rear aspect, radiator, wood flooring.

BEDROOM 2

12'8 x 8'6

Window to the rear aspect, radiator.

BEDROOM 3

8'5 x 7'06

Window to the front aspect, radiator, wood flooring

BEDROOM 4

9'6 x 5'09

Window to the rear aspect, radiator.

BATHROOM

OUTSIDE

Open ended bath tub with hand held shower attachment, wash hand basin with vanity unit below and to the side with shelf over, low flush WC, tiled walls and floor, heated towel rail

GARDENS

To the front there is a paved pathway with borders either side with mature shrubs leading to a storeroom and front door. To the rear a patio area leading onto the



remainder of the garden which is mostly laid to lawn and brick wall boundaries with gated pedestrian access, timber build garden shed.

PARKING

Ample street parking

LOCAL AUTHORITY

Harlow Council

Tax Band: C



The floor plan shows a first floor with the following layout:

- Dining Room:** Located at the top left, adjacent to the Lounge.
- Lounge:** Located at the top right, the largest room in the plan.
- Entrance Hall:** A central brown-colored area connecting the Dining Room, Lounge, Kitchen, and Wet Room.
- Kitchen:** Located at the bottom left, featuring a sink, stove, and refrigerator.
- Wet Room:** Located at the bottom right, containing a toilet, sink, and shower area.
- Stairs:** Situated between the Dining Room and the Entrance Hall, with an arrow pointing 'UP'.

Disclaimers and notes at the bottom of the plan:

Whilst every attempt has been made to ensure the accuracy of doors, windows, rooms and any other items are shown, the purchaser should verify the same. This plan is for illustrative purposes only and is not to be relied upon as a statement of fact. The services, systems and fixtures are shown as to their operability at the time of the survey. Made with

The floor plan for the second floor is shown. It includes four bedrooms: Bedroom 1 (top right), Bedroom 2 (bottom right), Bedroom 3 (top left), and Bedroom 4 (top middle). A central hallway provides access to these rooms. At the bottom of the hallway is a bathroom and a storage area. A staircase is located on the left side of the hallway, with an arrow pointing down.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.