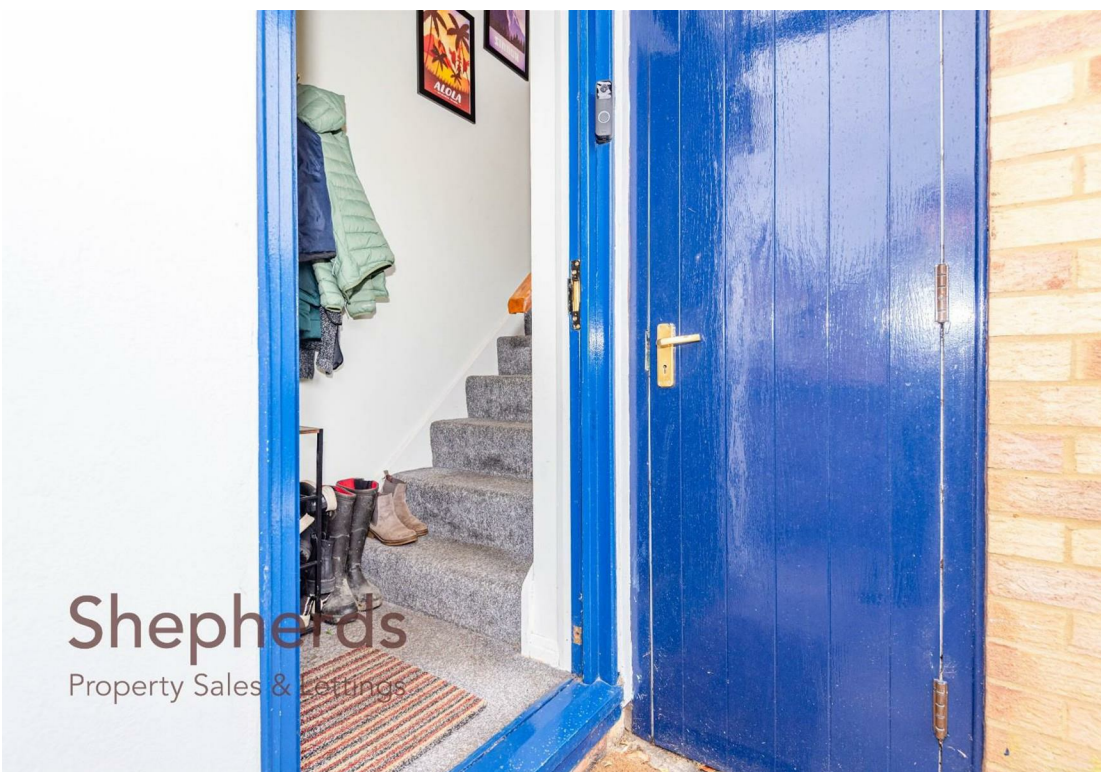




Shepherds
Property Sales & Lettings

Archers | Jacks Hatch, Harlow | CM19 5SH | £229,995



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Nestled in a tranquil cul-de-sac in Archers, Harlow, this delightful first-floor maisonette presents an excellent opportunity for first-time buyers. With one well-proportioned bedroom and a bright reception room, the living space is both inviting and functional, perfect for modern living. The property boasts a useful loft area, providing additional storage solutions, which is always a welcome feature in any home. The maisonette benefits from a garage and off-road parking, ensuring convenience for residents and guests alike. Its location offers the best of both worlds; while you are surrounded by the serene beauty of open countryside, Parndon Wood is walking distance, you also have easy access to the vibrant town centre of Harlow. Local amenities are within close reach, and the nearby bus route makes commuting a breeze, with Epping just a short drive away.

With an EPC energy rating of C (73), this property is not only charming but also energy efficient, making it a sensible choice for those looking to minimise their environmental impact. This leasehold maisonette is a perfect blend of comfort, convenience, and accessibility, making it an ideal choice for anyone looking to establish their first home in a peaceful yet well-connected area. Don't miss the chance to make this lovely property your own.

The property benefits from a shared garden area that the two maisonettes have divided between them (under mutual agreement).

Leasehold Information: 125 years from 29 January 1987 (87 Years Remaining) . Ground Rent £10 Per Year, Service charge £453.53 + £447.22 advance payment to 10yr fund held to cover unexpected major maintenance. Current balance £3013.16 to be paid to vendor as will be refunded with interest to owner in 2028 if not used.

The property benefits from mains drainage, gas, electric and water.

- First Floor Maisonette
 - Double Bedroom
 - Separate Kitchen
- Gas Central Heating
 - Garden Area
 - UPVC Double Glazing
- Modern Large Shower Room
 - Low Maintenance Charge
 - Loft Storage Area



- Covered Porch

Outside Storage Cupboard

Lobby Area

Stairs to First Floor

Landing

10'3 x 5'2

Living/ Dining Room

18'5 x 10'1

Modern Kitchen

10'1 x 7'10
- Double Bedroom

10'9 x 10'3

Modern Shower Room

10' x 6'6

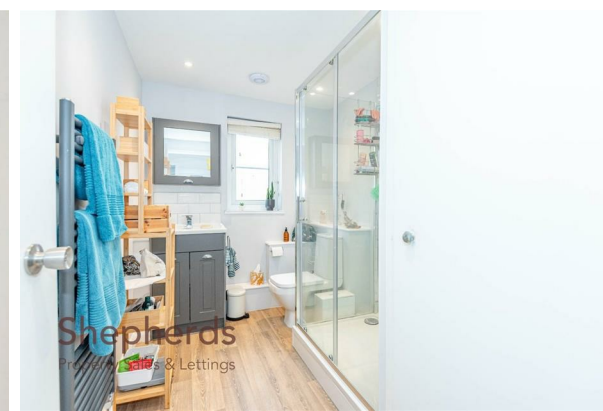
Access to Loft Storage

Garden Area

Garage

17'5 x 7'9

Parking Space



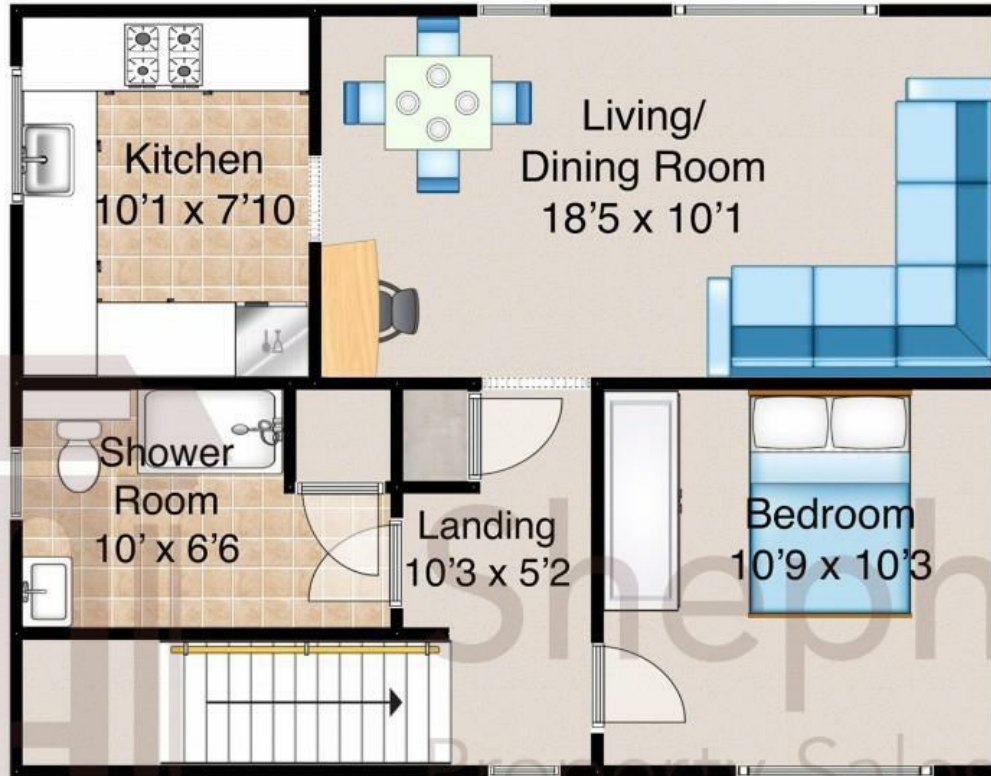
Disclaimers: 1. In-line with money laundering regulations (MLR), purchasers will be asked to produce identification documentation. 2. These particulars do not constitute part or all of an offer or contract. 3. Measurements on any of our documentation is supplied for guidance only; as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. The property - The agency has not tested; any apparatus, equipment, fixtures or services. It is in the buyer's interest to check the working condition of the aforementioned. Nothing concerning the type of construction or condition of the structure is implied from the agents' photographs. 5. EPC information - is available upon request. 6. We are not able to offer opinion, either written or verbal on the content of reports. This must be obtained from your legal representative, or relevant qualified professional. 7. Whilst care is taken in the preparation of our information, a buyer should ensure that their legal representative confirms as soon as possible all matters relating to; The title including the extent and boundaries of the property and other important matters before exchange of contracts. All interested party/parties should inspect the property prior to exchange of contracts.



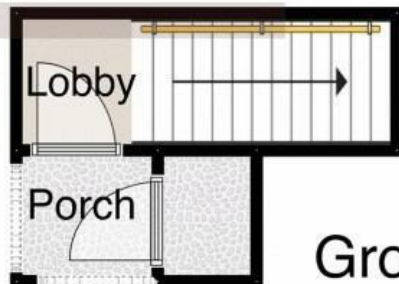
Tenure : Leasehold
Council: Harlow District Council
Tax Band: B



Archers, Jacks Hatch, Harlow



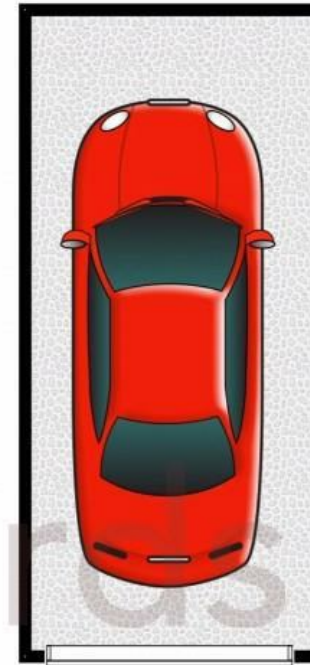
First Floor



Ground Floor

This floor plan is for guidance only and may not be accurate. Shepherds have added furnishings as a guide only and will not be included in any contract. The floor plan is covered by the Copyright Act 1988 and can not be reused or edited without the consent of Shepherds Estate Agents Ltd.

Garage
17'5 x 7'9



Driveway





Shepherd's
Property Sales & Lettings

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1 High Street, Cheshunt EN8 0BY

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Lettings: 01992 640824

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