



Iceni Square, Harlow CM18 7FL

welcome to

Iceni Square, Harlow

William H Brown are delighted to offer this beautifully presented three double bedroom end of terrace house which was constructed only four years ago by Countryside Homes.



Entrance Hall

Radiator and stairs to 1st floor.

Cloakroom

Double glazed frosted window to front aspect. WC and hand basin. Tiled floor and part tiled walls.

Lounge/kitchen

25' 6" x 15' 7" (7.77m x 4.75m)

Double glazed French doors to rear. Double glazed window to rear aspect. Under stairs storage cupboard. Double glazed window to front aspect. Fitted wall and base units. Stainless steel drainer unit and mixer tap. Integrated electric oven, microwave, fridge//freezer, dishwasher and washing machine. Cupboard housing boiler. 4 ring electric hob. Two radiators. Part laminate and part tiled flooring.

Landing

Fitted carpet. Storage cupboard. Stairs to 2nd floor.

Bedroom 1

13' 7" x 9' 7" (4.14m x 2.92m)

Double glazed window to front aspect. Radiator. Fitted carpet. Built in wardrobe. Two storage cupboards. Access to loft.

Bedroom 2

15' 7" x 9' 2" Max (4.75m x 2.79m Max)

Two double glazed windows to rear aspect. Fitted carpet.

Bedroom 3

16' 1" x 8' 4" (4.90m x 2.54m)

Double glazed window to front aspect. Fitted carpet. Radiator.

Bathroom

Double glazed frosted window to front aspect. Panel bath with mixer tap and shower over with shower screen. Wash hand basin and wc. Tiled floor with part tiled walls. Spotlights. Towel rail.

Rear Garden

Paved patio area with astro lawn area. Rear access, tap and light.

Parking

Two allocated parking spaces.



view this property online williamhbrown.co.uk/Property/HLO103209



welcome to

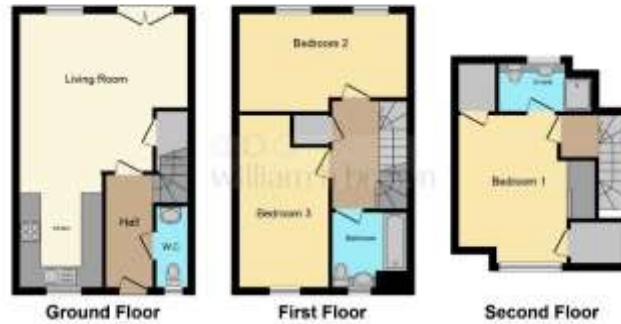
Iceni Square, Harlow

- Three double bedrooms
- End of terrace
- Chain free
- Downstairs wc
- Two allocated parking spaces

Tenure: Freehold EPC Rating: B

offers in excess of

£400,000



Total floor area 160.4 sq m. (1,581 sq ft) approx.
This floor plan is for illustrative purposes only and is not a legal document. Measurements, room areas, loadings and arrangements are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. All parties must rely on their own inspection.



Awaiting P



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HLO103209



Property Ref:
HLO103209 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

 william h brown



01279 433469



harlow@williamhbrown.co.uk



15 Broad Walk, HARLOW, Essex, CM20 1HX



williamhbrown.co.uk