



Spring Hills, HARLOW CM20 1TB

welcome to

Spring Hills, HARLOW

William H Brown are delighted to offer for sale this well presented 3 bedroom semi-detached house situated in the convenient location of Spring Hills, Harlow. This location is perfectly located within a short distance of local shops, pubs, playing fields and Harlow Town shopping centre.



- Accommodation Overview –

Entrance Hall

Stairs to 1st floor and storage cupboard.

Lounge

12' x 12' 10" (3.66m x 3.91m)

Sliding door to rear, laminate flooring and radiator.

Dining Room

12' 10" x 9' 11" (3.91m x 3.02m)

Window to front aspect, laminate flooring and radiator.

Kitchen

9' 10" x 8' 10" (3.00m x 2.69m)

Wall and base units, gas hob, electric oven, plumbing for washing machine, space for dish washer,

Utility Room / Breakfast Room

13' 10" x 7' 8" (4.22m x 2.34m)

Base units, window to rear access, door leading into the garden, door to side access and breakfast table.

Bedroom 2

12' 11" x 9' 11" (3.94m x 3.02m)

Window to front aspect, radiator and carpeted.

Bedroom 1

12' 10" x 11' 11" (3.91m x 3.63m)

Window to rear aspect, built in wardrobes, radiator and carpeted.

Bedroom 3

8' 10" x 6' 9" (2.69m x 2.06m)

Window to front aspect, storage cupboard, radiator and laminate flooring.

Bathroom

Window to rear aspect, bath with dual shower, wc, wash hand basin, heated towel rail and storage cupboard.

- Outside –

Front Garden

Laid to lawn with driveway for ample parking.

Rear Garden

Mainly laid to lawn with gravel area and mature trees. Side access with two wooden sheds with power and lighting.,

wc

Separate wc and wash hand basin.



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Spring Hills, HARLOW

- Three bedrooms
- Lounge & dining room
- Utility room
- Off street parking
- Large rear garden

Tenure: Freehold EPC Rating: C

offers in excess of

£425,000



Total floor area 101.7 sq m. (1,094 sq ft) approx.
This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, room names, openings and all dimensions are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



Please note the marker reflects the postcode not the actual property

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Property Ref:
HLO104021 - 0003

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.

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