



**The Downs, HARLOW CM20 3RF**

**welcome to**

## **The Downs, HARLOW**

William H Brown are delighted to offer for sale this rarely available and well presented three bedroom mid terrace house situated in the convenient area of The Downs, Harlow. This location is perfectly located within a short distance of local shops, schools and parks



## - Accommodation Overview -

### Entrance Hall

Stairs leading to all floors and door to study.

### Cloakroom

Hand basin and wc.

### Study

Window to rear aspect.

### Lounge

13' 5" x 12' ( 4.09m x 3.66m )

### Dining Room

11' 6" x 4' 2" ( 3.51m x 1.27m )

Window to rear aspect with separating wall.

### Kitchen

14' 6" x 10' 6" ( 4.42m x 3.20m )

Window to front aspect, wall and base units, sink with drainer unit, space for dishwasher, fridge/freezer and under cupboard motion sensor spot lights.

### Utility Room

Space for washing machine

### Landing

Window to front aspect

### Bedroom 1

11' 8" x 11' 7" ( 3.56m x 3.53m )

Window to rear aspect

### Bedroom 2

11' 7" max x 9' 2" ( 3.53m max x 2.79m )

Window to rear aspect and built in wardrobe.

### Bedroom 3

10' 4" x 8' 10" ( 3.15m x 2.69m )

Window to front aspect and radiator.

### Bathroom

Corner bath, shower cubicle, wc and wash hand basin.

## - Outside Area -

### Rear Garden

Canopy area with heater and light, mainly laid to lawn garden with summerhouse that backs onto the garage.

### Parking

Driveway for two cars.



**view this property online** [williamhbrown.co.uk/Property/HLO103995](http://williamhbrown.co.uk/Property/HLO103995)



welcome to

## The Downs, HARLOW

- Three bedrooms
- Well presented throughout
- Downstairs wc
- Separate lounge & dining room
- Modern fitted kitchen

Tenure: Freehold EPC Rating: C  
Council Tax Band: C



offers in excess of  
**£415,000**



Please note the marker reflects the  
postcode not the actual property

view this property online [williamhbrown.co.uk/Property/HLO103995](https://williamhbrown.co.uk/Property/HLO103995)



Property Ref:  
HLO103995 - 0010

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](mailto:harlow@williamhbrown.co.uk)



15 Broad Walk, HARLOW, Essex, CM20 1HX



[williamhbrown.co.uk](https://williamhbrown.co.uk)