



Parkfields, Roydon Harlow CM19 5JB

welcome to

Parkfields, Roydon Harlow

****GUIDE PRICE £375,000 - £400,000**** William h Brown are delighted to offer for sale this beautifully presented 2 bedroom mid terraced bungalow situated in Parkfields, Roydon. This location is situated off of the main road and is located within just a short distance from Roydon Train Station.



- Accommodation Overview –

Lounge

11' 11" x 11' 9" (3.63m x 3.58m)

Bay window to front aspect, wooden flooring, coved ceiling and spot lights.

Kitchen

11' 9" x 9' 6" (3.58m x 2.90m)

Window to rear aspect, induction hob, integrated oven and extractor, integrated dish washer, integrated washer/dryer and integrated larder fridge and freezer. Butler sink, quartz work tops with wall and base units.

Bedroom 1

10' 11" x 11' (3.33m x 3.35m)

Bay fronted window to front aspect, coved ceiling, laminate flooring and spot lights.

Bedroom 2

8' 9" x 7' 10" (2.67m x 2.39m)

Window to rear aspect, loft access, laminate flooring and coved ceiling.

Shower Room

Window to rear aspect, shower cubicle, hand basin, wc, heated towel rail and spot lights.

Loft

Partly boarded.

- Outside Area –

Rear Garden

Astroturf, patio area, veranda, side access and spot lights.

Agents Note

New combi boiler fitted.



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- Two bedrooms
- Bungalow
- Beautifully presented throughout
- Driveway
- Landscaped low maintenance garden

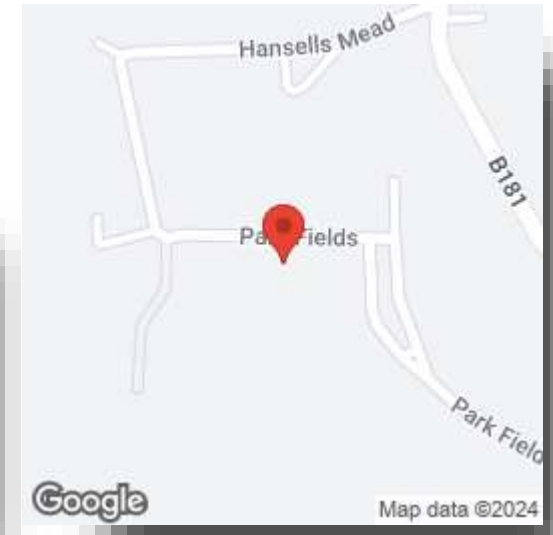
Tenure: Freehold EPC Rating: D

guide price

£375,000



Total floor area 53.5 sq.m. (576 sq.ft.) approx.
This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor areas, squareage and dimensions are approximate. They should not be relied upon for any purpose and do not form any part of an agreement, for liability or lack of 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:
HLO104067 - 0006

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.

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