



Bale Crescent, Newhall Harlow CM17 9UD

welcome to

Bale Crescent, Newhall Harlow

William h Brown are pleased to offer for sale this 2 double bedroom, 2 bathroom coach house situated in the highly sought after area of Bale Crescent, Newhall. The area of Newhall benefits from being surrounded by local shops, schools, cafe's and parks and offers direct access to the M11.



-Accommodation Overview-

Lounge/kitchen

17' 8" x 19' 3" (5.38m x 5.87m)

Window to front and side aspects, sink with drainer unit, induction hob and built in dishwasher, washing machine and fridge freezer.

Bedroom 1

12' 3" x 10' 10" (3.73m x 3.30m)

Window to front aspect.

Bedroom 2

12' 3" x 9' 11" (3.73m x 3.02m)

Window to front aspect, storage cupboard and radiator.

Bathroom

Bath with mixer tap, hand wash basin, wc and heated towel rail.

- Agents Note -

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly.



view this property online williamhbrown.co.uk/Property/HLO104072



welcome to

Bale Crescent, Newhall Harlow

- Two bedrooms
- Coach house
- En-suite to master bedroom
- Sough after Newhall location
- Well presented throughout

Tenure: Leasehold EPC Rating: C

offers in excess of

£315,000



Total floor area 60.6 m² (657.5 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 any error or mis-statement. All parties must rely on their own inspections.



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HLO104072

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

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.



Property Ref:
HLO104072 - 0004


william h brown



01279 433469



harlow@williamhbrown.co.uk



15 Broad Walk, HARLOW, Essex, CM20 1HX



williamhbrown.co.uk

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.