





### welcome to

# **St. Marys Lane, Harlow**

William h Brown are delighted to offer for sale this well-presented three bedroom mid terrace house situated in the central and sought after area of St Marys Lane, Harlow. This location offers direct access to Harlow Town Centre, local shops, restaurants, parks, playing fields & Harlow Town Station













#### - Accommodation Overview -

#### Cloakroom

Window to front aspect, wash hand basin and WC.

### Lounge

13' 10" x 12' 6" ( 4.22m x 3.81m )

Window to front aspect, wood effect flooring and radiator.

### Kitchen / Diner

15' 8" x 5' 5" ( 4.78m x 1.65m )

Window to rear aspect, wall and base units, built in fridge/freezer and washing machine, gas hob and electric oven, extractor fan, sink with drainer unit, spotlights and door to the rear.

#### **Bedroom 1**

12' 1" x 9' 3" ( 3.68m x 2.82m )

Window to rear aspect, built in wardrobes, radiator and wood floor.

### **Bedroom 2**

11' 6" x 9' 4" ( 3.51m x 2.84m )

Window to front aspect, radiator and wood flooring.

#### **Bedroom 3**

8' 3" x 7' 8" ( 2.51m x 2.34m )

Window to front aspect, radiator and wood flooring.

#### **Bathroom**

Bath with mixer tap and shower attachment, wash hand basin, WC and spotlights.











### welcome to

## St. Marys Lane, Harlow

- Three bedrooms
- Well presented throughout
- Downstairs WC
- Allocated parking
- Chain free

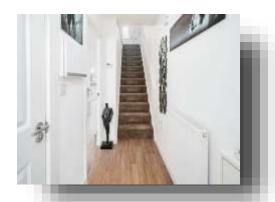
Tenure: Freehold EPC Rating: B

offers in excess of

£390,000



Total floor area 12.3 re\* (778 sq.ft.) approx







Coople Map data @2024 Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HLO104228



Property Ref: HLO104228 - 0004 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.







01279 433469



harlow@williamhbrown.co.uk



15 Broad Walk, HARLOW, Essex, CM20 1HX



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.