





## welcome to

## **Paddock Mead, Harlow**

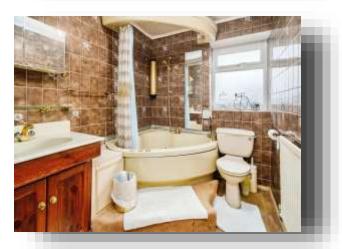
William h Brown are delighted to offer for sale this detached 2 bedroom bungalow located in the sought after area of Paddock Mead, Harlow. Location is perfectly situated within walking distance of local schools, shops, parks, a local nature reserve.













# - Accommodation Overview - Entrance Porch

Window to side aspect, door to hall and downstairs cloakroom.

#### Cloakroom

Window to side aspect, wash hand basin, wc and radiator.

## Lounge

24' 5" x 18' 7" ( 7.44m x 5.66m ) Window to rear aspect, feature fireplace, bar area, radiator and carpeted.

### Kitchen/Breakfast Room

16' 1" x 10' 7" ( 4.90m x 3.23m )

Two windows to front aspect, space for white goods, wall and base units with work surfaces over, door leading to Utility Room.

## **Utility Room**

Window to both side and front aspect and space for white goods.

#### **Bedroom 1**

15' 8" x 12' 5" ( 4.78m x 3.78m )

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

#### **Bedroom 2**

15' 6" x 9' 5" ( 4.72m x 2.87m )

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

#### **Bathroom**

Jacuzzi bath, wash hand basin, wc, radiator and carpeted.

## **Loft Space**

Boarded with power and light.

# - Exterior - Garden/Parking

Driveway for multiple cars, detached garage with power and lighting, garden mainly laid to lawn and fence enclosing.

## **Agents Note**

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.











## welcome to

# **Paddock Mead, Harlow**

- Bungalow
- Sought after location
- Substantial plot
- Driveway for multiple vehicles
- Detached double garage

Tenure: Freehold EPC Rating: E

£625,000



Total floor area 127.1 ref (1,366 sq.ft.) approx







Rye Hill Playing Field Parndon Wood Coogle Map data @2024 Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HLO104237



Property Ref: HLO104237 - 0009 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers 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) 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 reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent

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 are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or 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 verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these and boundaries of the property and other important matters before exchange of contracts.



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.