



**Paddock Mead, Harlow CM18 7RP**



**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.



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## Paddock Mead, Harlow

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

Tenure: Freehold EPC Rating: E

offers over

**£530,000**



Total floor area: 127.1 m<sup>2</sup> (1,368 sq ft.) approx.  
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and proportions are approximate. Details are guaranteed. They cannot be used again for any purpose and they do not form part of any agreement. No liability is taken for any third invasion or infringement. A plan is not a plan for your experience. Powered by [www.brookings.com](http://www.brookings.com)



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
HLO104237 - 0011

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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



15 Broad Walk, HARLOW, Essex, CM20 1HX



**williamhbrown.co.uk**