



**Aylets Field, HARLOW CM18 7LW**



**welcome to**

**Aylets Field, HARLOW**

William h Brown are delighted to offer for sale this beautifully presented two bedroom first floor flat situated in the convenient area of Aylets Field, Harlow. This location benefits from being closely located to well regarded local schools, the local medical centre and Staple Tye shopping centre.



## - Accommodation Overview -

### Lounge/Diner

18' 3" x 10' 6" ( 5.56m x 3.20m )

Window to front aspect, sliding door to the hallway and wooden flooring.

### Kitchen

7' 6" x 8' 3" ( 2.29m x 2.51m )

Window to rear aspect, base and wall units with work surfaces, electric oven, electric hob and built in fridge/freezer.

### Bedroom 1

11' 1" x 8' 4" ( 3.38m x 2.54m )

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

### Bedroom 2

11' 1" x 5' 8" ( 3.38m x 1.73m )

Window to rear aspect, electric heater and wood effect flooring.

### Bathroom

Bath with mixer tap, shower attachment, wash hand basin, wc and partially tiled.



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## Aylets Field, HARLOW

- Two bedrooms
- First floor position
- Beautifully presented
- Ideal first time buy
- Modern fitted kitchen

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 29 Sep 1991. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Total floor area 57.6 sq.m. (523 sq.ft.) approx  
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any land floor area), openings and orientations are approximate. No details are guaranteed. This cannot be relied upon for any purpose and this does not form part of any agreement. No liability is taken for any errors or omissions in this plan. The floor plan is open to inspection. Forwarded by www.frogtag.com

# £220,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HLO104238 - 0002

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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.

  
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