





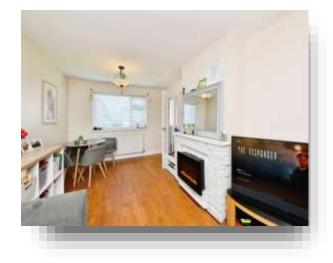
# welcome to

# **Primrose Field, Harlow**

William h Brown are delighted to offer for sale this chain free, well presented three bedroom mid terrace house situated in the popular and convenient location of Primrose Field, Harlow. This location is perfectly situated within a stones throw of local schools, shops, parks restaurants.













#### - Accommodation Overview -

## Lounge

19' 4" x 10' 2" ( 5.89m x 3.10m )

Window to front aspect and window to rear aspect, feature fireplace, wooden flooring and radiator.

## Study

6' 8" x 5' 1" ( 2.03m x 1.55m )

Window to front aspect and storage cupboard.

### **Kitchen / Breakfast Room**

10' 8" x 8' 3" ( 3.25m x 2.51m )

Window to rear aspect and door leading to the garden, base and wall units with work surfaces, space for white goods and boiler.

#### **Bedroom 1**

13' 6" x 11' 11" ( 4.11m x 3.63m )

Window to rear aspect, over stairs cupboard, carpet and radiator.

## **Bedroom 2**

10'7 x 10'5

Window to front aspect, carpet and radiator.

#### **Bedroom 3**

Window to rear aspect, laminate floor and radiator.

#### **Bathroom**

Window to rear aspect, bath, wash hand basin and wc.

#### - Exterior -

#### **Front Garden**

Path leading to front door with lawn.

## **Rear Garden**

Mainly laid to lawn with crazy paving path and fence enclosing.











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# **Primrose Field, Harlow**

- Three bedrooms
- Well presented
- Chain free
- Access to Bush Fair shopping centre
- Lounge/diner

Tenure: Freehold EPC Rating: D

£340,000





Total Floor sets 10.7 Hr (\$250 sq.R.) approx.
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Property Ref: HLO104294 - 0001 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.

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