



**Felmongers, Harlow CM20 3DP**

**welcome to**

**Felmongers, Harlow**

William H Brown are delighted to offer you this four-bedroom family home situated on Felmongers. The property benefits from a large rear garden, separate shower room and a conservatory. It is close to The Stow shopping centre and many local schools. Viewing is recommended.



## - Accommodation Overview –

### **Cloakroom / Shower Room**

Window to front aspect, vanity unit with wash basin, wc and shower cubicle.

### **Lounge**

23' 10" x 10' 5" ( 7.26m x 3.17m )

Window to front aspect, door leading to the conservatory, radiator and wooden flooring.

### **Dining Room**

12' 7" x 8' 2" ( 3.84m x 2.49m )

Storage cupboard, radiator and wooden flooring.

### **Kitchen**

12' 8" x 9' 7" ( 3.86m x 2.92m )

Window to rear aspect, sink with drainer unit, gas hob, electric oven, electric extractor fan, partially tiled, base and wall fitted units and tiled flooring.

### **Utility Room**

8' 3" x 5' 2" ( 2.51m x 1.57m )

Window to the rear aspect, plumbing for washing machine and sink with drainer unit.

### **Conservatory**

10' 8" x 10' 6" ( 3.25m x 3.20m )

Window to rear aspect, double doors leading to the garden and laminate flooring.

### **Bedroom 1**

11' 6" x 13' ( 3.51m x 3.96m )

Window to front aspect, radiator and laminate flooring.

### **Bedroom 2**

10' 4" x 10' ( 3.15m x 3.05m )

Window to rear aspect, radiator and laminate flooring.

### **Bedroom 3**

13' 8" x 8' 8" ( 4.17m x 2.64m )

Window to front aspect and window to rear aspect, radiator and laminate flooring.

### **Bedroom 4**

8' 6" x 8' 3" ( 2.59m x 2.51m )

Window to rear aspect, radiator and laminate flooring.

### **Bathroom**

Window to rear aspect, wash hand basin with vanity unit, wc, bath with mixer tap and fully tiled.

## - Exterior –

### **Rear Garden**

Split level with patio area and staggered steps leading to decking area, then mainly laid to lawn.



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## Felmongers, Harlow

- Four bedrooms
- Conservatory
- Utility Room
- Large garden
- Downstairs shower room

Tenure: Freehold EPC Rating: D

**£400,000**



Total floor area 132.8 m<sup>2</sup> (1,430 sq ft.) approx.  
The floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and elevations are approximate. No details are guaranteed. They cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A call to visit the open to view opportunity. Powered by www.floorplan.com



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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