

Rivermill, Harlow CM20 1NZ

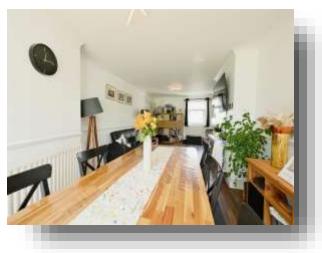


welcome to

Rivermill, Harlow

GUIDE PRICE £330,000-£350,000William h Brown offer for sale this extended and well-presented two bedroom mid-terrace house situated in the convenient location of Rivermill, Harlow. Offering access to both Harlow town centre and Princess Alexandra Hospital the property is also just a short walk to Harlow Town station.













- Accommodation Overview –

Entrance Porch Two windows to the front aspect and tiled floor.

Entrance Hall Stairs to the 1st floor and tiled floor.

Lounge / Diner

27' 1" x 10' 8" max (8.26m x 3.25m max) Window to front aspect, sliding door to the rear, radiator and wooden floor.

Kitchen

15' 6" x 8' 5" (4.72m x 2.57m) Window to rear aspect, door to the garden, space for white goods, electric hob, integrated electric oven with extractor fan, sink with drainer unit, wall and base fitted units with work surfaces and tiled floor.

- First Floor –

Bedroom 1

14' 2" x 10' 10" (4.32m x 3.30m) Window to front aspect, built in wardrobe, storage cupboard, radiator and laminate flooring.

Bedroom 2

10' 6" x 10' 6" (3.20m x 3.20m) Window to rear aspect, storage cupboard radiator and laminate flooring.

Bathroom

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

- Exterior -

Rear Garden

Fence enclosing garden laid mainly to lawn with patio area and rear access.











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Rivermill, Harlow

- Well presented •
- Lounge/diner
- Access to town centre & hospital
- Extended
- Ideal first time buy .

Tenure: Freehold EPC Rating: D

guide price

£330,000



Total Roor area TR.7 or* (858 sq.H.) approx

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Property Ref: HLO104366 - 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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