



**Perry Spring, Harlow CM17 9DH**

**welcome to**

**Perry Spring, Harlow**

William H Brown are delighted to offer this three bedroom mid terrace house situated in the convenience and sought after Potter Steet area of Harlow. This location is perfectly situated within a stones throw of local schools, shops, parks and restaurants whilst also offering access to the M11 and A414



## - Accommodation Overview –

### Hallway

Stairs to 1st floor and doors leading to the lounge and kitchen/diner.

### Lounge

13' 9" x 12' 2" ( 4.19m x 3.71m )

Window to front aspect, wooden effect flooring, fireplace, ceiling fan and archway leading to dining area.

### Kitchen / Diner

20' 4" x 11' 2" ( 6.20m x 3.40m )

Window and door to the rear aspect, fitted wall and base units with work surfaces over, space for washing machine, tumble dryer and dishwasher, 4 ring electric hob with extractor fan, integrated electric oven, wall mounted boiler and patio doors leading to the garden from dining area.

### Bedroom 1

12' 4" x 11' 2" ( 3.76m x 3.40m )

Window to front aspect, carpeted, ceiling fan and fitted wardrobes.

### Bedroom 2

12' 6" x 8' 6" ( 3.81m x 2.59m )

Window to rear aspect, carpeted and ceiling fan.

### Bedroom 3

9' 2" x 8' 6" ( 2.79m x 2.59m )

Window to front aspect and carpeted.

### Bathroom/Shower Room

Wash hand basin, wc, shower cubicle and partially tiled walls..

## - Exterior –

### Rear Garden

Fence enclosing garden with patio and lawn area. Storage shed and wooden shed.



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welcome to

## Perry Spring, Harlow

- Three bedrooms
- Potter Street area
- Ideal first time buy
- Kitchen / diner
- Access to M11

Tenure: Freehold EPC Rating: Awaited

# £315,000



Total floor area: 70.4 m<sup>2</sup> (804 sq ft.) approx  
This floor plan is for illustration purposes only. It is not drawn to scale. Any measurements, floor areas (including any laid floor area), openings and orientations 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 errors, omissions or misstatements. A full set of plans is available on request. Powered by www.floorplans.com



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HLO104398 - 0001

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