





# 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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# **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 from sets (19.4 set (1954 big. ft.) approx.
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Please note the marker reflects the postcode not the actual property

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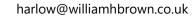


Property Ref: HLO104398 - 0001 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of 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.



william h brown

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