



**Little Pynchons, HARLOW CM18 7DF**

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**welcome to**

**Little Pynchons, HARLOW**

William h Brown are delighted to offer for sale this extended and larger than average four bedroom mid-terraced house situated in Little Pynchons, Harlow. This location is set back just off of Bush Fair Shopping Centre and is surrounded by local shops, restaurants, parks, playing fields and schools.



## - Accommodation Overview –

### Hallway

Doors leading to the annex and lounge/diner as well as stairs leading to the first floor.

### Lounge / Diner

14' 1" max x 19' 3" max ( 4.29m max x 5.87m max )  
Brick built fireplace, carpet, radiator and sliding door to the rear.

### Kitchen

15' 8" x 10' 4" ( 4.78m x 3.15m )  
Sink with drainer unit, gas hob, electric oven, fitted wall and base units, wall mounted boiler and wood effect flooring.

### Landing

Landing with doors leading to 4 bedrooms and bathroom and with loft hatch. The loft covers most of the property, is largely boarded out with mains electric lighting.

### Bedroom 1

18' 7" max x 15' 2" max ( 5.66m max x 4.62m max )  
Windows to side and rear aspects, two radiators and carpet.

### Bedroom 2

14' x 9' 4" ( 4.27m x 2.84m )  
Window to rear aspect, built in storage, radiator and carpet.

### Bedroom 3

14' 3" x 9' 1" ( 4.34m x 2.77m )  
Window to front aspect, radiator and carpet.

### Bedroom 4

10' 6" x 7' 2" ( 3.20m x 2.18m )  
Window to rear aspect, radiator and wooden flooring.

### Bathroom

Skylight window, bath with shower hose attached, wash hand basin, WC and partially tiled.

### Annexe

21' 2" x 12' 1" ( 6.45m x 3.68m )  
Kitchen with base and wall fitted units with work surfaces over, sink with drainer unit, kitchen has tiled floor, radiator with patio doors giving access to the rear garden and access to the carpeted open plan bedroom / living area which leads to the ensuite wet room with hand basin, wc and shower. Can be locked separately to the main house.

### - Exterior –

#### Front Garden

Pathway leading to the front door.

#### Rear Garden

Wrap around garden laid mainly to lawn. Access from the garages with secure parking to the rear of the property for several vehicles.



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## Little Pynchons, HARLOW

- Chain Free
- Large wrap around rear garden
- Self contained annex
- Secure off street parking
- Potential to extend (STPP)

Tenure: Freehold EPC Rating: Awaited



# £450,000

Total floor area 134.9 m<sup>2</sup> (1,452 sq.ft.) approx.  
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation 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 party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HLO103753 - 0003

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