



**Paddock Mead, Harlow CM18 7RR**

**welcome to**

**Paddock Mead, Harlow**

William h Brown are delighted to offer for sale this beautifully presented four bedroom link detached house located in the sought after area of Paddock Mead, Harlow. This location is perfectly situated within walking distance of local schools, shops, parks, a local nature reserve and the Staple Tye.



## - Accommodation Overview –

### Entrance Hall

Double glazed French door to the front aspect of the property, double glazed window to the front aspect of the property, carpet, a radiator and an understairs cupboard.

### Cloakroom

Double glazed window to the front aspect of the property, radiator, tiled flooring, tiled walls, wash hand basin and a WC.

### Lounge

16' 11" x 10' 9" ( 5.16m x 3.28m )

Double glazed window to the front aspect of the property, carpet, radiator and patio doors to the rear aspect of the property.

### Kitchen/Diner

17' x 9' 11" ( 5.18m x 3.02m )

Double glazed window to the rear aspect of the property, modern fitted wall and base units, stone work tops, wooden flooring and integrated appliances.

### Bedroom 1

14' x 10' 1" ( 4.27m x 3.07m )

Double glazed window to the side and rear aspect of the property, built in cupboard, carpet and a radiator.

### Bedroom 2

10' 7" x 9' 11" ( 3.23m x 3.02m )

Double glazed window to the rear aspect of the property, radiator and carpet.

### Bedroom 3

10' 10" x 6' 11" ( 3.30m x 2.11m )

Double glazed window to the front aspect of the property, carpet, a radiator.

### Bathroom

Double glazed window to the front aspect of the property, radiator, tiled flooring, tiled walls, bath tub, wash hand basin and a WC.

## - Adjoining Annexe –

### Lounge / Kitchen

15' 6" x 11' 3" ( 4.72m x 3.43m )

Sky light, radiator, wooden flooring, fitted wall and base units, built in cooker/hob and sink and drainer unit.

### Bedroom

13' 9" x 8' 2" ( 4.19m x 2.49m )

Double glazed window to the front aspect of the property, radiator, carpet and fitted wardrobes.

### Bathroom

Shower cubicle, tiled flooring, tiled walls, wash hand basin and WC.

## - Exterior –

### Front Garden

Block paved driveway for 2-3 cars and a grassed lawn area.

### Rear Garden

Block paved area and a laid to lawn area.



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welcome to

## Paddock Mead, Harlow

- Four bedrooms
- Separate annexe
- Driveway
- Sought after location
- Link detached

Tenure: Freehold EPC Rating: Awaited

offers in excess of

**£550,000**



Total floor area 122.0 m<sup>2</sup> (1,313 sq.ft.) approx.  
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor area (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



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HLO104479 - 0002

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

 william h brown



**01279 433469**



[harlow@williamhbrown.co.uk](mailto:harlow@williamhbrown.co.uk)



15 Broad Walk, HARLOW, Essex, CM20 1HX



[williamhbrown.co.uk](http://williamhbrown.co.uk)