





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.

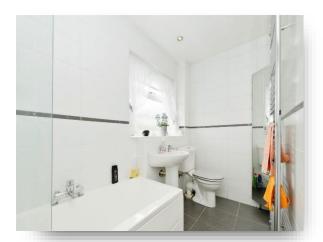












- Accommodation Overview -

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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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 m² (1,313 sq.ft.) approx









Please note the marker reflects the postcode not the actual property

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Property Ref: HLO104479 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers 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.

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 are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or



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