



**Wattle Road, Harlow CM17 0GE**

**welcome to**

**Wattle Road, Harlow**

William H Brown are delighted to offer for sale this well presented four bedroom family home situated in the sought after and quiet location of Wattle Road, Harlow. This location is situated in the new development of Gilden Park, just opposite Churchgate Street offering direct access to the M11.



## - Accommodation Overview –

### Entrance Hall

#### Cloakroom

Wash hand basin and WC.

#### Lounge

18' 7" x 15' ( 5.66m x 4.57m )

Wood effect flooring, radiator and patio doors leading to the rear.

#### Kitchen

14' 7" x 8' ( 4.45m x 2.44m )

Wood effect flooring, radiator, fitted wall and base units with work surfaces over, sink with mixer tap, hob with extractor hood, oven.

## - First Floor –

### Bedroom 1

11' 9" x 15' ( 3.58m x 4.57m )

Two windows, radiator and carpet.

### En-Suite

Shower cubicle, wash hand basin and WC.

### Bedroom 2

10' 1" max x 15' ( 3.07m max x 4.57m )

Two windows, radiator and carpet.

## - Second Floor –

### Bedroom 3

12' 2" x 15' ( 3.71m x 4.57m )

### Bedroom 4

15' 1" max x 8' 4" ( 4.60m max x 2.54m )

### Bathroom

Frosted window, bath with shower screen, wash hand basin, WC and tiled floor.

## - Exterior –

### Rear Garden

Patio area with access to converted garage.



**view this property online** [williamhbrown.co.uk/Property/HLO104538](http://williamhbrown.co.uk/Property/HLO104538)

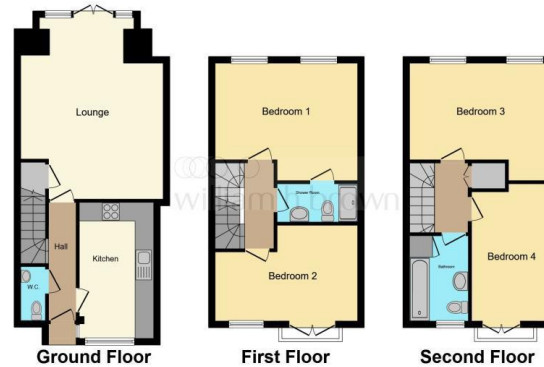


welcome to

## Wattle Road, Harlow

- Four Bedrooms
- Recently Constructed
- En-suite To Master Bedroom
- Modern Fitted Kitchen
- Off Street Parking

Tenure: Freehold EPC Rating: B



# £465,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/HLO104538](https://www.williamhbrown.co.uk/Property/HLO104538)



Property Ref:  
HLO104538 - 0003

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 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](https://www.williamhbrown.co.uk)