



Old Orchard, Harlow CM18 6YQ

welcome to

Old Orchard, Harlow

William H Brown are delighted to offer this three-bedroom family home, with front courtyard, rear garden and allocated parking. Call today to arrange a viewing.



- Accommodation Overview –

Cloakroom

Window to front aspect, wash hand basin and wc.

Lounge

19' x 11' 10" (5.79m x 3.61m)

Window to front aspect, sliding doors to the garden, coved ceiling and sliding doors to the Dining Room.

Kitchen

11' 8" x 5' 9" (3.56m x 1.75m)

Window to front aspect, fitted all and base units work surfaces over, integrated oven and hob and space for white goods.

Dining Room

11' 7" x 9' 7" (3.53m x 2.92m)

Door leading to the garden and wood flooring.

Landing

Two airing cupboards.

Bedroom 1

12' 8" x 11' 10" (3.86m x 3.61m)

Window to rear aspect, radiator and carpet.

Bedroom 2

14' 5" x 10' 2" (4.39m x 3.10m)

Window to rear aspect, radiator and carpet.

Bedroom 3

9' 4" x 6' 7" (2.84m x 2.01m)

Window to rear aspect, radiator and wood flooring.

Bathroom

Window to rear aspect, wash hand basin, wc and shower cubicle.

- Exterior –

Parking

Allocated bay

Rear Garden

Garden with patio area and gate leading to connected field.

Agents Note

The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential time frames involved.



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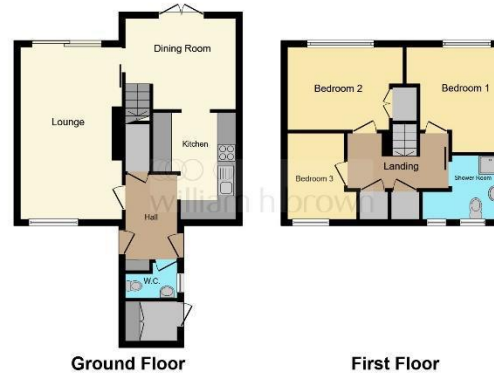


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- Three bedrooms
- Allocated parking
- Ground floor cloakroom
- Large shower room
- Rear garden and front courtyard.

Tenure: Freehold EPC Rating: D

£325,000



Total floor area 88.4 m² (951 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.localagent.com



Please note the marker reflects the postcode not the actual property

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Property Ref:
HLO104458 - 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.

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