

# Shawbridge, Harlow CM19 4NL



## welcome to

## Shawbridge, Harlow

William H Brown are delighted to offer this well presented six bedroom mid terrace house situated in the convenient area of Shawbridge, Harlow. This location is perfectly situated within a stones throw of local schools, parks, restaurants, Staple Tye shopping centre and The Lister Medical Centre.













- Accommodation Overview -Entrance Hall With under stair cupboard.

**Lounge** 17' 3" x 10' 7" ( 5.26m x 3.23m ) Window to rear aspect, wooden floor and radiator.

**Dining Room** 12' 8" x 8' 2" ( 3.86m x 2.49m ) Sliding door to the rear aspect and wooden floor.

**Reception/Bedroom 6** 12' 5" x 7' 9" ( 3.78m x 2.36m ) Window to rear aspect, door to shower room, laminate floor and radiator.

#### **Ensuite Shower Room**

Shower, wc, wash hand basin, extractor fan and fully tiled.

#### Kitchen

11' 3" x 12' 2" ( 3.43m x 3.71m ) Window to front aspect, fitted wall and base units with work surfaces over, sink with drainer unit, space for white goods, extractor fan, tiled floor, tiled splash back.

#### Bedroom 1

12' 8" x 10' 7" (  $3.86m\ x\ 3.23m$  ) Window to rear aspect, wooden floor and radiator.

#### Bedroom 2

10' 10" x 11' 5" ( 3.30m x 3.48m ) Window to front aspect, carpet and radiator.

#### Bedroom 3

12' 5" x 11' (3.78m x 3.35m) Window to rear aspect, wood effect floor and radiator.

**Bedroom 4** 11' 3" x 7' 8" ( 3.43m x 2.34m ) Window to front aspect, built in wardrobes, laminate floor and radiator.

## Bedroom 5

9' 2" x 8' 2" ( 2.79m x 2.49m ) Window to rear aspect, radiator and carpet.

#### Bathroom

Window to front aspect, wash hand basin with vanity unit, bath with mixer tap and wall mounted shower.

#### **Separate Toilet**

Window to rear aspect, wc and partially tiled.

- Exterior -

### **Rear Garden**

Low maintenance garden, with a brick built shed and rear access.











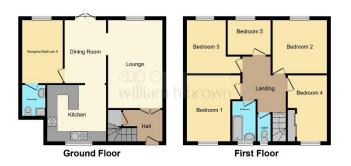
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## Shawbridge, Harlow

- Six bedrooms
- Mid terrace
- Ground floor bedroom with en-suite
- Lounge & dining room
- Access to Staple Tye shopping centre

Tenure: Freehold EPC Rating: C



## £390,000

Total floor area 118.5 m<sup>2</sup> (1,275 sq.fl.) approx This floor gins for flucture purposes only. It is not branch to sale. Any measurements, floor areas instanting any total floor areas, comman and orientation are approximate. No original are guarantee into the purpose of any during the purpose of the purpose of the purpose of any error, consistence et not any error,





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Property Ref: HLO104691 - 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.

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