



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.



view this property online williamhbrown.co.uk/Property/HLO104691



welcome to 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 m² (1,275 sq.ft.) approx.
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (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

view this property online williamhbrown.co.uk/Property/HLO104691



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.

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



15 Broad Walk, HARLOW, Essex, CM20 1HX



williamhbrown.co.uk