



**Tatton Street, Newhall HARLOW CM17 9NB**



**welcome to**

**Tatton Street, Newhall HARLOW**

**\*\*GUIDE PRICE £500,000-£525,000\*\*** William H Brown are pleased to present this spacious and well presented five bedroom detached family home in the sought after area of Newhall. Situated in the CM17 post code of Harlow the property is ideally located for access to road and rail links.



## - Accommodation Overview –

### Entrance Hall

Under stair cupboard and radiator.

### Cloakroom

Window to front aspect, wc and wash hand basin.

### Lounge/Diner

18' 5" x 14' 3" ( 5.61m x 4.34m )

Window to rear aspect, window to side aspect, door to garden and door to carport, wooden floor and radiator.

### Kitchen

11' 11" x 12' 1" ( 3.63m x 3.68m )

Window to front aspect, fitted wall and base units with work surfaces over, sink with drainer unit, gas hob, electric oven, integrated washing machine and dishwasher, spotlights and tiled floor.

### Bedroom 1 - 2nd Floor

18' 6" x 15' 5" ( 5.64m x 4.70m )

Window to side aspect, two windows to the front aspect, door to the en suite and radiator.

### En Suite

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

### Bedroom 2

17' 10" x 9' 5" ( 5.44m x 2.87m )

Window to front aspect and window to rear aspect, carpet and radiator.

### Bedroom 3

15' 5" x 12' 1" ( 4.70m x 3.68m )

Window to front aspect and window to side aspect, radiator and carpet.

### Bedroom 4

10' 2" x 8' 1" ( 3.10m x 2.46m )

Window to rear aspect, radiator and wood effect flooring.

### Bathroom

Window to side aspect, bath with shower over, WC, wash hand basin in vanity unit, part tiled walls, extractor fan, radiator.

### Bedroom 5 - 1st Floor

10' 2" x 10' 1" ( 3.10m x 3.07m )

Window to side aspect, window to rear aspect, radiator and wooden flooring.

## - Exterior –

### Front Garden

Car port parking for 2 vehicles.

### Rear Garden

Brick wall enclosing garden laid mainly to lawn, patio area and rear access.



**view this property online** [williamhbrown.co.uk/Property/HLO104572](http://williamhbrown.co.uk/Property/HLO104572)



welcome to

## Tatton Street, Newhall HARLOW

- Four bedrooms
- Detached
- Modern fitted kitchen
- Downstairs wc
- Sought after Newhall location

Tenure: Freehold EPC Rating: C

offers in the region of

**£500,000**



Total floor area 139.3 m<sup>2</sup> (1,500 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

view this property online [williamhbrown.co.uk/Property/HLO104572](http://williamhbrown.co.uk/Property/HLO104572)



Property Ref:  
HLO104572 - 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](http://williamhbrown.co.uk)