





welcome to

Wissants, HARLOW

William H Brown are pleased to bring to the market this two bedroom ground floor maisonette situated in the convenient location of Wissants, Harlow. This location is situated just a short drive away from Roydon also offering access to local areas such as Epping and Nazeing.













- Accommodation Overview -

Entrance Hall

Lounge

15' 7" x 10' 7" (4.75m x 3.23m) Window to front aspect, radiator and carpet.

Kitchen

10' 7" \times 7' 7" (3.23m \times 2.31m) Window to rear aspect, fitted wall and base units, sink with drainer unit, space for white goods, radiator and partially tiled.

Store Room

6' x 5' (1.83m x 1.52m) Storage room.

Bedroom 1

15' 7" x 9' 7" ($4.75m \times 2.92m$) Window to front aspect, radiator and carpet.

Bedroom 2

11' 9" \times 9' 8" ($3.58m \times 2.95m$) Window to front aspect, radiator and carpet.

Bathroom

Window to rear aspect, wash basin, bath with mixer tap and shower attachment, wc and radiator.

- Exterior -

Two storage cupboards beside the front door.











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- Two double bedrooms
- Ground floor position
- Access to Staple Tye shopping centre
- Well presented
- Lounge/diner

Tenure: Leasehold EPC Rating: Awaited

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Jun 1991. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



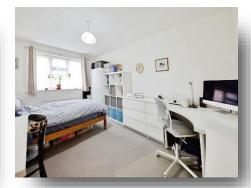
Total floor area 80.0 mt (861 sq.11) approx.

This floor give is flower through the property of the second second

£210,000









Please note the marker reflects the postcode not the actual property

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Property Ref: HLO104840 - 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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william h brown

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