

Shawbridge, Harlow CM19 4NJ

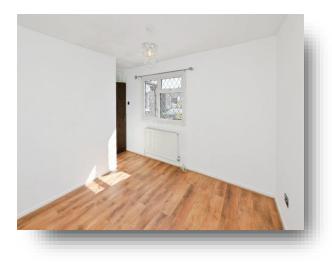


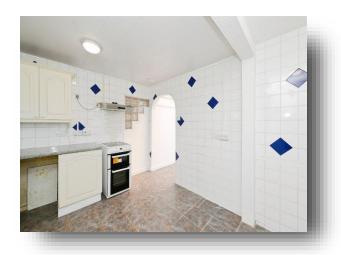
welcome to

Shawbridge, Harlow

GUIDE PRICE £350,000-375,000 William H Brown are delighted to offer this well presented three bedroom semi detached house situated in the convenient area of Shawbridge, Harlow. This location is situated within a stones throw of local schools, parks, restaurants, Staple Tye shopping centre.













- Accommodation Overview –

Lounge

17' 3" x 11' (5.26m x 3.35m) Window to rear aspect, wood floor and radiator.

Kitchen

13' 3" x 11' 1" (4.04m x 3.38m) Window to front aspect, window to rear aspect, fitted wall and base units with work surfaces, sink with drainer unit, fully tiled room and space for white goods.

Conservatory

11' 2" x 9' 5" (3.40m x 2.87m) UPVC built.

Bedroom 1 12' 4" x 11' 1" (3.76m x 3.38m) Window to rear aspect, wooden floor and radiator.

Bedroom 2 12' 6" x 10' 7" (3.81m x 3.23m) Window to rear aspect, wooden floor and radiator.

Bedroom 3

11' x 6' 2" ($3.35m\ x$ 1.88m) Window to front aspect, boiler, wooden floor and radiator.

Bathroom

Window to front aspect, bath with shower, wash hand basin and heated towel rail.

Separate Wc Window to front aspect, wc and radiator.

Agents Note New boiler installed with 10 year warranty.











welcome to

Shawbridge, Harlow

- Three bedrooms
- Semi detached
- Access to Staple Tye shopping centre
- Chain free
- Conservatory •

Tenure: Freehold EPC Rating: D



First Floor

£350,000

Total floor area 86.4 m² (930 sq.fl.) approx This floor plan is for illustrating oursess relif. I is not down to scale. Any measurements, foor stress (including any total floer area), openings and on details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No labitity is taken for any error, omis must rely upon its own inspection(s). Powered by www.fooslegent.com



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

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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.

Shawbridg Copse A1169 ployters Rd Google Map data @2025 Please note the marker reflects the postcode not the actual property

william h brown



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