



Guilfords, HARLOW CM17 0HX

welcome to

Guilfords, HARLOW

Early viewings are recommended on this well presented four bedroom end of terrace family home. Situated in the sought after area of Old Harlow, the property offers great transport links to both the M11 and M25, as well as being placed within walking distance to Harlow Mill Station.



- Accommodation Overview –

Entrance Hall

Coat storage and electrical cupboard.

Downstairs wc

Fully tiled with wash hand basin and wc.

Kitchen

13' 4" x 11' 4" (4.06m x 3.45m)

Window to rear aspect, fitted wall and base units with work surfaces over, sink with drainer unit, induction hob and integrated dishwasher.

Lounge

14' 9" x 10' 9" (4.50m x 3.28m)

Window to front aspect, feature fireplace, wood floor and radiator.

Bedroom 1

13' 5" x 11' 5" (4.09m x 3.48m)

Window to rear aspect, built in wardrobes, wood floor and radiator.

Bedroom 2

14' 8" x 10' 2" (4.47m x 3.10m)

Window to front aspect, carpet and radiator.

Bedroom 3

11' 8" x 5' 5" (3.56m x 1.65m)

Window to front aspect, radiator and carpet.

Bedroom 4

11' 8" x 5' 9" (3.56m x 1.75m)

Window to front aspect, cupboard, radiator and wood floor.

Bathroom

Window to rear aspect, fully tiled room, wash hand basin with bath.

- Exterior -

Rear Garden

Fence enclosing garden laid mainly to lawn with rear access and a metal shed with power.



view this property online williamhbrown.co.uk/Property/HLO104913



welcome to Guilfords, HARLOW

- Four bedrooms
- Well presented throughout
- Downstairs wc
- Modern kitchen/diner
- End of terrace

Tenure: Freehold EPC Rating: C
Council Tax Band: D



Total floor area 96.9 m² (1,043 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

offers over
£400,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/HLO104913



Property Ref:
HLO104913 - 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