



**Little Grove Field, Harlow CM19 4BX**



**welcome to**

**Little Grove Field, Harlow**

William H Brown are delighted to offer this chain free and well presented two bedroom end terrace house situated in the convenient area of Little Grove Field, Harlow. This location is perfectly located within a short distance of local shops, pubs, playing fields and Harlow Town shopping centre.



## - Accommodation Overview –

### Entrance Hall

Under stairs cupboard and stairs to the 1st floor.

### Lounge

19' 4" x 10' 5" ( 5.89m x 3.17m )

Window to front and window to rear aspect, laminate floor, feature fireplace and radiator.

### Kitchen

10' 7" x 6' 11" ( 3.23m x 2.11m )

Window to rear aspect and door leading to the garden, 4 ring gas hob with extractor fan, double oven, fitted wall and base units with work surfaces over sink with drainer unit, space for white goods and small larder.

### Bedroom 1

15' 6" x 9' 3" ( 4.72m x 2.82m )

Window to front aspect, laminate floor, radiator and storage cupboard.

### Bedroom 2

10' 9" x 9' 8" ( 3.28m x 2.95m )

Window to rear aspect, radiator and carpet.

### Bathroom

Window to rear aspect, bath with mixer tap, wash hand basin, wc and fully tiled.

## - Exterior –

### Rear Garden

Fence enclosing garden laid mainly to lawn with crazy paving patio area and brick built shed.



**check out more properties at** [williamhbrown.co.uk](http://williamhbrown.co.uk)



## welcome to Little Grove Field, Harlow

- Two bedrooms
- End of terrace
- Access to town centre
- Chain free
- Access to Princess Alexandra hospital

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



Total floor area 67.4 m<sup>2</sup> (725 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

# £325,000



Please note the marker reflects the postcode not the actual property

check out more properties at [williamhbrown.co.uk](http://williamhbrown.co.uk)



Property Ref:  
HLO101826 - 0002

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)**