



**Felmongers, HARLOW CM20 3DR**

william h brown

**welcome to**

## **Felmongers, HARLOW**

Felmongers is a popular residential road in the Mark Hall area of Harlow, Essex, known for its family-friendly location with convenient access to local schools, shops, amenities, parks, and transport links including Harlow Town station.



## - Accommodation Overview -

### Hall

#### **Cloakroom**

Window to side aspect, heated towel rail, wc and pedestal sink.

#### **Lounge**

Window to rear aspect, sliding door to the garden, tiled floor and radiator.

#### **Study**

Window to front aspect, tiled floor and radiator.

#### **Kitchen**

Window to rear aspect, fitted wall and base units, sink with drainer unit, sliding door to the garden, integrated dual oven, electric hob with extractor hood, space for washing machine, dish washer and tumble dryer, larder cupboard and space for fridge/freezer.

#### **Annexe -**

#### **Lounge**

Window to side aspect, laminate floor and radiator.

#### **Bedroom**

Window to rear aspect, laminate floor and radiator.

#### **En suite**

Window to side aspect, shower cubicle, wc and pedestal wash basin.

#### **Bedroom 1**

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

#### **Bedroom 2**

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

#### **Bedroom 3**

Window to rear aspect, laminate floor and radiator.

#### **Bedroom 4**

Window to rear aspect, laminate floor and radiator.

#### **Bathroom**

Window to front aspect, free standing bath, shower cubicle, wc, pedestal wash basin and heated towel rail.

#### **- Exterior -**

#### **Rear Garden**

Mainly laid to lawn, patio area and side access.



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



welcome to

## Felmongers, HARLOW

- Four bedrooms
- Detached
- Study & utility
- One bedroom self contained annex
- Driveway

Tenure: Freehold EPC Rating: D

Council Tax Band: F

offers over

**£650,000**



Total floor area 167.9 m<sup>2</sup> (1,817 sq ft) approx  
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any floor-space areas, rooms and properties) and dimensions are approximate. This includes one ground floor. Many rooms are left open for long periods and may not form part of any agreement. No liability is taken for any error, omission or inaccuracy. A party must rely upon the written copy of any agreement. Prepared by www.sequenceplc.co.uk



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

Please note the marker reflects the postcode not the actual property



Property Ref:  
HLO103951 - 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.



**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)