



**Paddock Mead, Harlow CM18 7RP**



**welcome to**

**Paddock Mead, Harlow**

William h Brown are delighted to offer for sale this detached 2 bedroom bungalow located in the sought after area of Paddock Mead, Harlow. Location is perfectly situated within walking distance of local schools, shops, parks, a local nature reserve.



## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, Iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with Iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## - Accommodation Overview -

### Entrance Porch

Window to side aspect, door to hall and downstairs cloakroom.

### Cloakroom

Window to side aspect, wash hand basin, wc and radiator.

### Lounge

24' 5" x 18' 7" ( 7.44m x 5.66m )

Window to rear aspect, feature fireplace, bar area, radiator and carpeted.



## Kitchen/Breakfast Room

16' 1" x 10' 7" ( 4.90m x 3.23m )

Two windows to front aspect, space for white goods, wall and base units with work surfaces over, door leading to Utility Room.

## Utility Room

Window to both side and front aspect and space for white goods.

## Bedroom 1

15' 8" x 12' 5" ( 4.78m x 3.78m )

Window to rear aspect, built in wardrobe, radiator and carpeted.

## Bedroom 2

15' 6" x 9' 5" ( 4.72m x 2.87m )

Window to front aspect, built in wardrobes, radiator and carpeted.

## Bathroom

Jacuzzi bath, wash hand basin, wc, radiator and carpeted.

## Loft Space

Boarded with power, lighting and work benches.

## - Exterior -

## Rear Garden

Fence enclosing garden laid mainly to lawn.

## Parking

Driveway for multiple vehicles. Detached garage with power, lighting and remote control door with potential to convert into an annexe (STPP)



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## Paddock Mead, Harlow

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



Total floor area 127.1 m<sup>2</sup> (1,368 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), squareage and proportions are approximate. Details are guaranteed. They cannot be used upon for any purpose and they do not form part of any agreement. No liability is taken for any print, omission or misstatement. A plan may vary upon its own interpretation. Powered by [www.floorplan.org](http://www.floorplan.org)

**£450,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
HLO105002 - 0004

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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**