



**Sycamore Field, Harlow CM19 5RU**

**welcome to**

**Sycamore Field, Harlow**

A well-presented two-bedroom ground-floor maisonette situated in the popular residential area of Sycamore Field, Harlow, CM19, offering convenient access to local amenities, schools, and transport links.



## - Accommodation Overview –

### Entrance Hall

Storage cupboard and radiator.

### Lounge

French doors to the Garden, carpet and radiator.

### Kitchen

Window to front aspect, fitted wall and base units with work surfaces over, sink with drainer unit, space for cooker and fridge/freezer and partially tiled.

### Bedroom 1

Two windows to the front aspect, laminate floor and radiator.

### Bedroom 2

Window to rear aspect, radiator and carpet.

### Bathroom

Bath with mixer tap and electric shower, wc, pedestal wash basin and fully tiled.

## - Exterior –

### Rear Garden

Fence enclosing wrap around garden with patio area, rear access and shed with power connected.



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welcome to

## Sycamore Field, Harlow

- Two bedrooms
- Ground floor position
- Ideal first time buy or investment
- Private garden
- Fitted kitchen

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 10.00

Ground Rent: 876.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 26 Jun 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Total floor area 62.3 m<sup>2</sup> (671 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.propertybox.co](http://www.propertybox.co)



# £245,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HLO105428 - 0003

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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](mailto:harlow@williamhbrown.co.uk)



15 Broad Walk, HARLOW, Essex, CM20 1HX



[williamhbrown.co.uk](http://williamhbrown.co.uk)