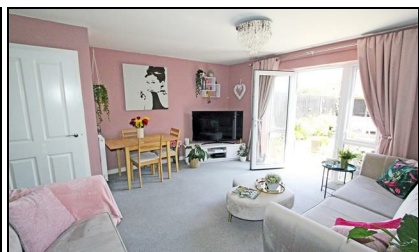




BigBlackHen.com

The beautifully simple new way to sell your home



Read Close, Harlow

A very well-presented and modern 40% shared ownership house, with garden and parking, in a quiet cul-de-sac a short walk from the station.

£140,000

01992 87 85 80



Overall Description

This is a stylish contemporary shared ownership house, built just seven years ago, in a modern development on the northern edge of town. The property is beautifully presented throughout and has the benefit of modern gas central-heating and double glazing. There are two double-bedrooms and a family bathroom upstairs while downstairs there is the entrance hall, cloakroom, sitting/dining room with French doors out to the garden and fully fitted kitchen. The garden is a good-size and has well-stocked flowerbeds and a gate out to the two parking spaces directly behind. The owners of this house buy a 40% share and pay a monthly rent of £631.43 for the remaining 60% as well as a monthly service charge of £59.69 (which comes to £8,293.44. per annum in total). Buyers can increase their share of the property by purchasing part or all of the 60% not owned - and can purchase the freehold should they get to 100%. Early viewing is strongly advised for this very well-presented home. Please call us to arrange an appointment.

Location

This property sits in a modern development on the northern edge of Harlow, so well-positioned for everything that the town has to offer, but also close to the beautiful Essex countryside on your door-step. Harlow has excellent transport links with Harlow Town railway station, a ten to fifteen minute walk away, having regular fast trains to London Liverpool Street and the M11 motorway and A414 dual carriageway giving easy access to the M25 to the south and A10 to the west. Harlow has a very good range of shops, supermarkets and other amenities including the Princess Alexandra Hospital, while the Old Town and surrounding villages have a selection of good pubs and local restaurants. Harlow is surrounded by open countryside making the property perfect for keen walkers or cyclists.

Accommodation

A path leads to the front door into the:

Entrance Hall 13'4 x 6'10 (4.06m x 2.08m)

Stairs to first floor. Wall-mounted electric fuse board. Radiator.

Downstairs Cloakroom 5'10 x 3'3 (1.78m x 0.99m)

Frosted window to front. Low-level wc. Wash-hand basin with tiled splash-back. Vinyl floor. Radiator.

Kitchen 12'8 x 7'8 (3.86m x 2.34m)

Window to front. Kitchen units with roll-top worksurfaces and a one and a half bowl sink unit. Electric cooker with gas hob and stainless steel extractor above. Fitted fridge/freezer. Fitted washing-machine. Spotlights. Radiator.

Sitting/Dining Room 14'9 x 14'1 (4.50m x 4.29m)

Glazed door and two full height windows to rear. Deep under-stairs cupboard with light. TV aerial point. Telephone point. Electric point in situ for electric fireplace should you so wish. Two radiators.

First Floor 8'1 x 6'1 (2.46m x 1.85m)

Cupboard housing combi-boiler for gas central-heating. Loft hatch (loft is part boarded).

Bedroom One 14'8 x 10'5 (4.47m x 3.18m)

Two windows to front. Wall-mounted TV aerial point. Telephone point. Radiator.

Bedroom Two 14'9 x 8' (4.50m x 2.44m)

Two windows to rear. TV aerial point. Telephone point. Radiator.

Bathroom 7'10 x 7'2 (2.39m x 2.18m)

Panel bath with shower attachment, glass shower screen and tiled surround. Low-level wc. Wash-hand basin. Spotlights. Extractor fan. Vinyl floor. Radiator.

Outside

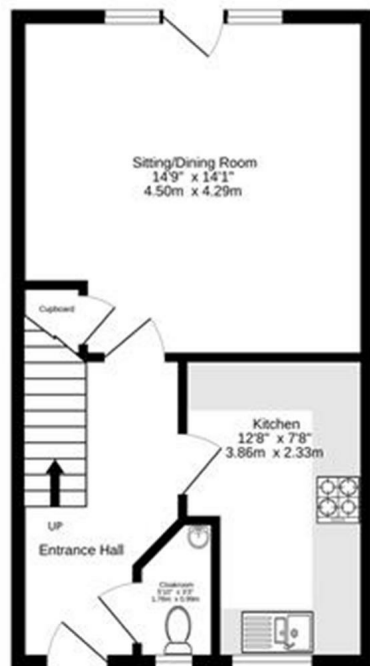
The property has a good-sized back garden with central lawn, attractively stocked flowerbeds, fencing for privacy and a gate leading out to the two parking spaces.

Services and Other Information

Mains water, drainage, gas and electricity. Gas central-heating (Combi-Boiler). Double-glazed windows. Council Tax Band: C. A shared ownership property with 40% owned. The monthly rent (from April 1st 2026) for the 60% is £631.43 per month. The Service Charge is £59.69 per month. Making £691.12 in total per month (£8,293.44. per annum). Buyers can increase their share of the property by purchasing part or all of the 60% not owned. Buyers must meet certain criteria to buy this property (an income of less than £80,000, having the full deposit, etc.). The property is leasehold with a lease originally of 125 years and 99 years remaining as of July 2026. The freeholder is Sparrow Shared Ownership.



Ground Floor
386 sq.ft. (35.8 sq.m.) approx.



1st Floor
383 sq.ft. (35.6 sq.m.) approx.



TOTAL FLOOR AREA : 769 sq.ft. (71.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		97
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Please note: appliances such as radiators, heaters, boilers, fixtures or utilities (gas, water, electricity, etc.) which may have been mentioned in these details have not been tested and no guarantee can be given that they are suitable or in working order. We cannot guarantee that building regulations or planning permission have been approved and recommend that you make independent enquiries on these matters. All measurements including amounts of land in acres are approximate.



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