



Brockles Mead | Harlow | CM19 4PT

Asking Price £320,000

 clarknewman

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A GENEROUSLY SIZED THREE DOUBLE BEDROOM TOWN HOUSE offering both private driveway and single garage. The property offers superb living space throughout and the ground floor comprises of a large entrance hall, cloakroom and bright and airy kitchen/diner offering ample entertaining space with direct access onto the rear Garden. The first floor benefits from a double bedroom with a variety of fitted wardrobes and lounge offering a further reception room. The second floor boasts two further double bedrooms and a family bathroom suite. The rear garden is low maintenance with patio and large wooden shed to rear. Viewings highly advised.

- Three Double Bedrooms
- Private Driveway & Garage
- Council Tax Band: C
- Town House
- Generous Living Space Throughout
- EPC Rating: D

#### Front

Private driveway to front. Single garage with up and over door.

#### Garage

Single garage with up and over door. Lighting and power.

#### Entrance Hall

11'08 x 5'10 (3.56m x 1.78m)

UPVC double glazed front door with small porch leading into a large entrance hall offering radiator to wall. Internal door to cloakroom and kitchen. Stairs to first floor.

#### Kitchen/Diner

9'07 x 13'10 (2.92m x 4.22m)

Bright and airy kitchen/diner with UPVC double glazed doors allowing ample natural light. Further benefits include a range of wall and base units as well as integrated double oven and electric hob, plumbing for washing machine and dishwasher and space for fridge freezer. Boiler and radiator to wall.





#### Landing

2'07 x 2'10 (0.79m x 0.86m)

Landing space with internal doors to lounge and bedroom.

#### Lounge

15'01 x 13'11 (4.60m x 4.24m)

Large lounge with UPVC double glazed window to front and radiator to wall.

#### Bedroom

9'09 x 12'02 (2.97m x 3.71m)

Large double bedroom with a variety of fitted wardrobes, UPVC double glazed window to rear and radiator to wall.

#### Landing

2'03 x 2'09 (0.69m x 0.84m)

Landing area with internal doors to double bedrooms and family bathroom.

#### Bathroom

6'10 x 6'06 (2.08m x 1.98m)

Fully tiled family bathroom suite with bath and shower, white toilet and sink. Radiator to wall and storage cupboard.

#### Bedroom

9'07 x 13'11 (2.92m x 4.24m )

Double bedroom with UPVC double glazed window to front and radiator to wall.

#### Bedroom

9'08 x 13'09 (2.95m x 4.19m)

Double bedroom with UPVC double glazed window to rear and radiator to wall.

#### Garden

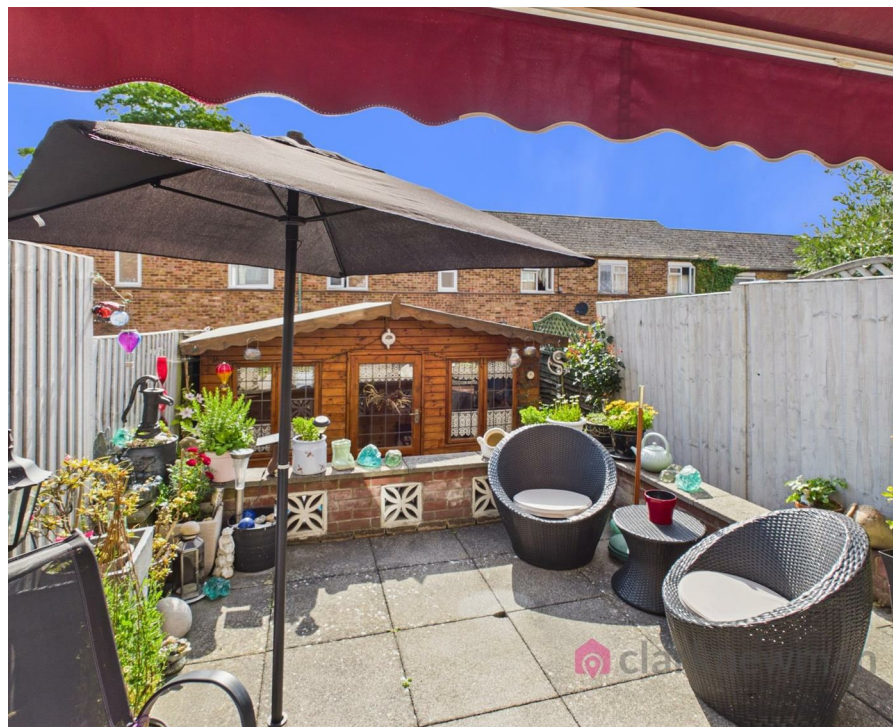
Private rear garden offering a low maintenance space with patio providing ample seating and entertaining space. Awning to wall and large wooden shed to rear

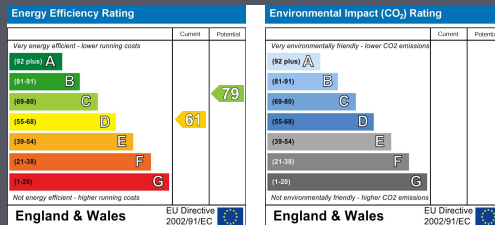
#### Local Area

Brockles Mead is a highly popular location due to close proximity to Staple Tye shopping centre providing all amenities while still being walking distance to both primary and secondary schooling.

#### HMRC AML

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 plus VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.





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