





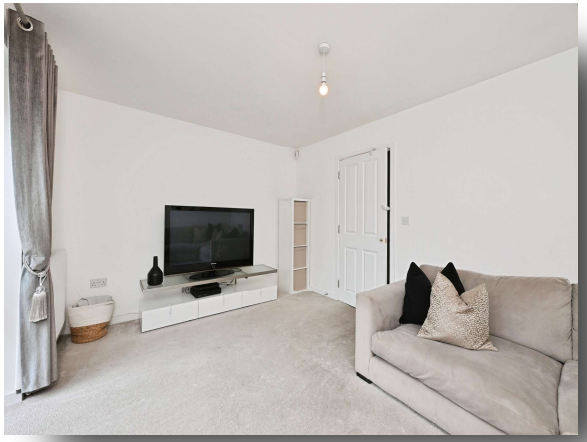
St. Marys Lane,HARLOW CM20 2GU

william h brown

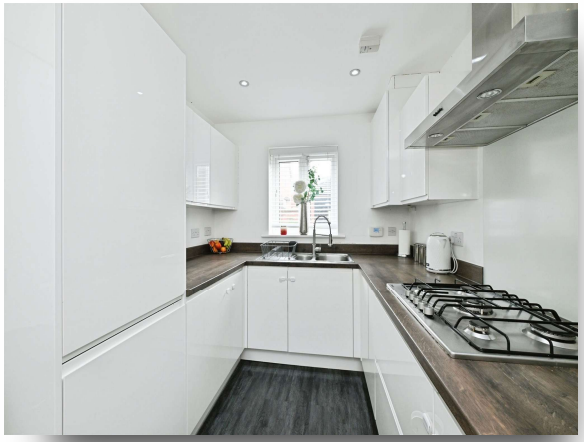
welcome to

St. Marys Lane, HARLOW

Situated in the sought-after St Marys Lane area of Harlow, this beautifully presented three-bedroom semi-detached family home offers spacious and versatile accommodation arranged over three floors, making it ideal for growing families and professional couples alike.













-Accommodation Overview-
Entrance Hall
Stairs to first floor, under stairs storage cupboard, radiator.

Cloakroom
Double glazed window to front aspect, WC, wash hand basin, tiled floor.

Lounge
Double glazed french floors to rear aspect, two radiators.

Kitchen
Fitted wall and floor units with work surface over, five ring gas hob with electric oven, extractor hood over, integrated fridge freezer, dishwasher and washing machine, cupboard housing boiler, radiator, vinyl flooring, double glazed window to front and side aspect.

-First Floor Landing-
Stairs to second floor, cupboard housing hot water cylinder storage cupboard.

Bedroom Two
Double glazed window to rear aspect, radiator.

Bedroom Three
Double glazed window to front aspect, radiator.

Lobby Area
Double glazed window to front aspect, radiator.

Bathroom
Three piece suite , wash hand basin bath, WC, obscure window.

-Second Floor-
Bedroom One
Bay window to front, door to en-suite shower room.

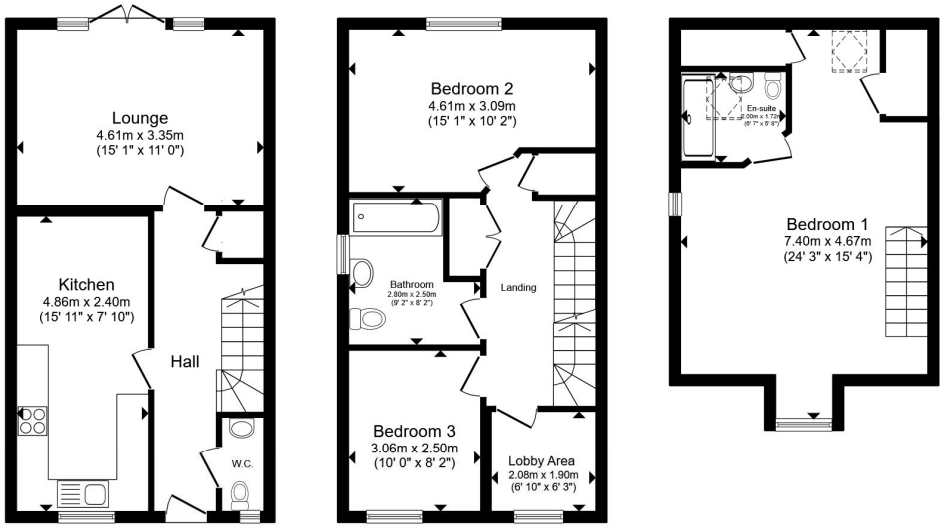
En-Suite Shower Room
Shower cubicle, wash hand basin, WC., heated towel rail, skylight window.

-Exterior-
Rear Garden
Laid to lawn, side access.

Parking & Garage
Driveway providing off-street parking, along with a garage offering additional parking or valuable storage space.

Agent Note:
Please note there is an estate charge of £270 per year. Please ask agent for more details.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Ground Floor **First Floor** **Second Floor**

Total floor area 117.2 m² (1,261 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.io

william h brown

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welcome to

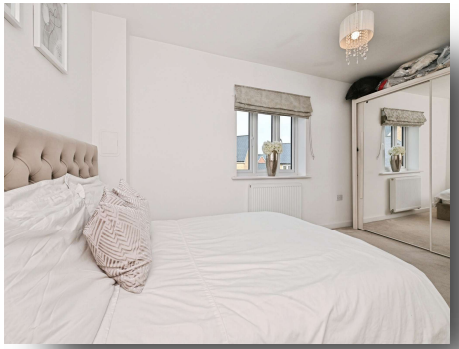
St. Marys Lane, HARLOW

- Three bedrooms
- Semi detached
- Access to Harlow Town station
- Modern fitted kitchen
- En-suite to bedroom

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

offers in excess of

£460,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
HLO105378 - 0004

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.

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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