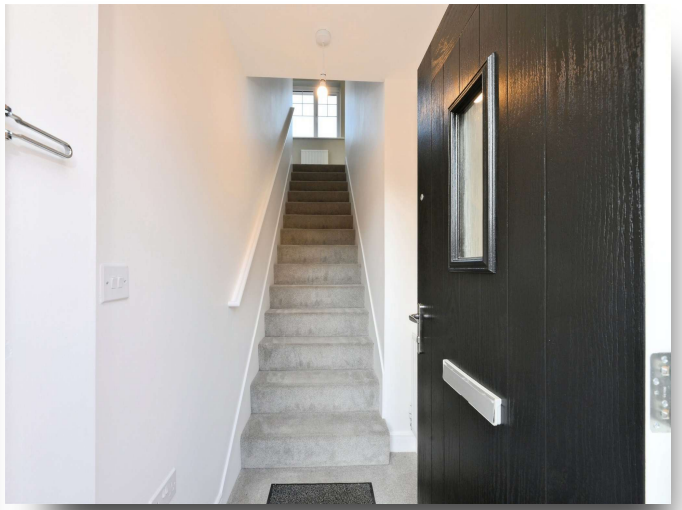






Sandpiper Road,Harlow CM17 0SN

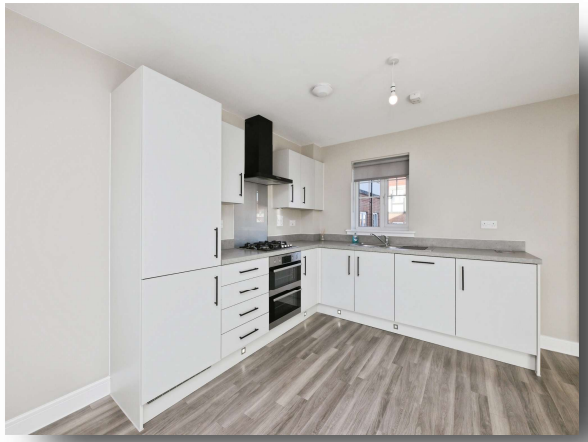
william h brown

welcome to

Sandpiper Road, Harlow

Offered with no onward chain and fully decorated to a high standard is this two-bedroom freehold coach house situated in the highly desirable Gilden Park development on Sandpiper Road, providing excellent access to Harlow Town Centre, Harlow Mill Station and the M11













-Accommodation Overview-
Entrance Hall
Utility cupboard with shelving and contains washer / dryer.
Understairs cupboard housing boiler, incoming services and large storage area.

Kitchen / Lounge
Fitted kitchen with work surface over, one and half bowel sink unit with drainer, gas hob, electric oven, built in fridge freezer and dishwasher, laminate flooring, windows to front and rear aspect, radiator.

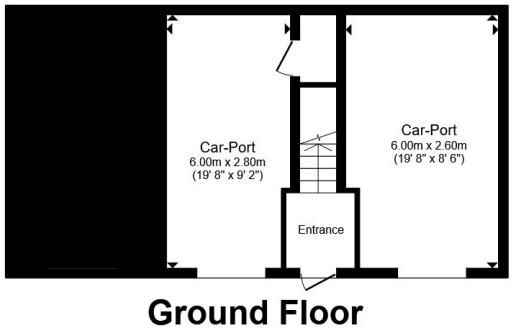
Bedroom One
Window to front aspect, carpeted, radiator.

Bedroom Two
Window to front aspect, carpeted, radiator.

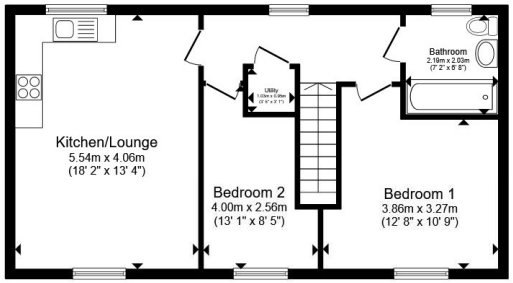
Bathroom
Three piece suite comprising of bath with shower over, partly tiled walls, wash hand basin, WC, radiator, obscure window.

-Exterior-
Parking
Carport for two cars.

Agent Note:
Please note there is a Management fee payable to RMG (Jan - Dec 26 is £158.44p)



Ground Floor



First Floor

Total floor area 116.2 m² (1,251 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

view this property online williamhbrown.co.uk/Property/HLO105740

welcome to

Sandpiper Road, Harlow

- Two bedroom Freehold coach house
- Fully decorated to a high standard
- Sought after Gilden Park location
- Access to M11
- Two car ports & large understair cupboard

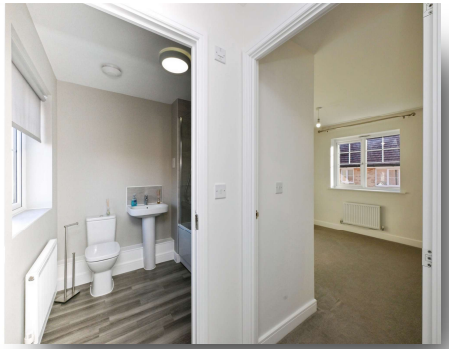
Tenure: Freehold EPC Rating: C
Council Tax Band: C

offers over

£300,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HLO105740

The Property Ombudsman

Property Ref:
HLO105740 - 0007

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

01279 433469

harlow@williamhbrown.co.uk

15 Broad Walk, HARLOW, Essex, CM20 1HX

williamhbrown.co.uk

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.