

FREE MARKET APPRAISAL

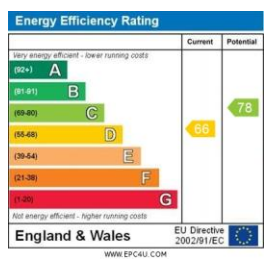
We provide a free market appraisal service. If you are considering selling your home please contact our office to arrange an appointment for one of our experienced valuers to call without obligation. A thorough professional approach and competitive fees are assured.

FINANCIAL SERVICES

If you require a mortgage to purchase this or any other property, we are able to arrange a no-obligation discussion with a Financial Advisor who is regulated by the Financial Conduct Authority.

MEASUREMENTS

ALL MEASUREMENTS ARE APPROXIMATE TO THE NEAREST INCH AND ARE GIVEN FOR INFORMATION AND GUIDANCE PURPOSES ONLY.



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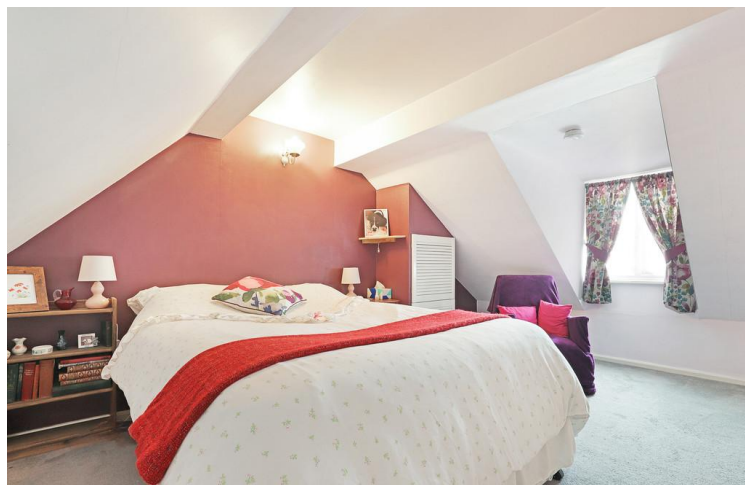
@StevenetteandCoLLP
@StevenetteandCo

The Property Ombudsman | noel | propertymark | arla | propertymark

Whilst every care has been taken in the preparation of these sales particulars, they are for guidance purposes only and no guarantee can be given as to the working condition of the various services and appliances. Measurements have been taken as accurately as possible but slight discrepancies may inadvertently occur. The agents have not tested appliances or central heating services. Interested applicants are advised to make their own enquiries and investigation before finalising their offer purchase.



**London Road
 Harlow, CM17 9LH
 £500,000**



- Detached Period Cottage
- 3 (Potentially 4) Bedrooms
- Great Character

- Gas Central Heating
- Double Glazing
- On-Street Parking (with Permit)

This lovely period cottage is one of a cluster of individual homes that stand approximately midway between Epping and Harlow and is conveniently placed for access to either town as well as the M11 and other routes. The house offers flexible accommodation of great charm that could easily be formatted as 4 bedrooms (through conversion of either the master's dressing room or the ground floor study) and takes advantage of views over the lovely southeast-facing garden.

GROUND FLOOR

LOBBY

INNER HALLWAY

LIVING ROOM

16' 2" x 11' 11" (4.93m x 3.63m)

STUDY / POTENTIAL BEDROOM 4

19' 2" x 7' 7" (5.84m x 2.31m)

KITCHEN / BREAKFAST ROOM

13' 4" x 12' 4" (4.06m x 3.76m)

UTILITY ROOM

9' 1" x 7' 3" (2.77m x 2.21m)

DINING ROOM

15' 5" x 10' 3" (4.7m x 3.12m)

CONSERVATORY

11' 3" x 10' 3" (3.43m x 3.12m)

FIRST FLOOR

LANDING

BEDROOM 1

15' 7" x 10' 1" (4.75m x 3.07m)

DRESSING AREA

13' 0" x 9' 1" (3.96m x 2.77m)

BEDROOM 2

13' 6" x 9' 2" (4.11m x 2.79m)

BEDROOM 3

11' 11" x 9' 1" (3.63m x 2.77m)

BATHROOM

8' 6" x 6' 9" (2.59m x 2.06m)

EXTERIOR

The house stands at the front of a site that offers a very well-proportioned southeast-facing rear garden that is laid to lawn with established and well-planted borders and beds.

At the front of the house is a shallow forecourt garden and hardstanding area. On-street parking is available and a residents' parking permit scheme is in place in the spur of London Road that the cottage stands on.

SERVICES

Mains gas, electricity and water services are understood to be connected. Drainage is provided by a septic tank. No services or installations have been tested.

BROADBAND

It is understood that Fibre Optic Broadband is available in this area.

COUNCIL TAX

Council Tax is payable to Epping Forest District Council. The property is shown in Council Tax band 'E'.

TENURE

We understand the property to be freehold and vacant possession is to be granted upon completion (subject to confirmation by the seller's solicitor).



Viewing is available strictly by appointment with Stevenette and Company LLP
01992 563090

