



6 Broomfield, Harlow, Essex, CM20 2JY

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Asking Price: £575,000
Freehold



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Offered for sale with no onward chain is this large, three-bedroom, link detached house, located in Broomfield near Old Harlow. The property sits on a plot of approximately 1/4 acre and offers considerable potential to extend (STPP). The spacious, versatile accommodation comprises two receptions, a conservatory, kitchen/dining room, utility room and ground floor cloakroom. On the first floor there is a family bathroom and 3 double bedrooms; the principal bedroom has a balcony.

Externally there are large, mature gardens to the front and rear with a workshop/office, shed, garage and driveway parking. Ideal for a family with ample space for working from home. The property requires some modernisation.

Council Tax Band F. EPC Rating D.



3 Bedroom Link Detached House
Approx 1/4 Acre
Scope to Extend (STPP)
Garage & Driveway
No Chain
Council Tax Band F
EPC Rating D

ADDITIONAL INFORMATION

The New Town of Harlow is the world's first Sculpture Town and provides rail links to London Liverpool Street and close proximity to both M11 motorway and Stansted Airport. The town is surrounded by green belt land and offers one of the country's largest urban parks with over 160 acres of green space. Harlow boasts its own hospital, several shopping centres, theatre and leisure facilities plus a good choice of cafes, bars and restaurants.

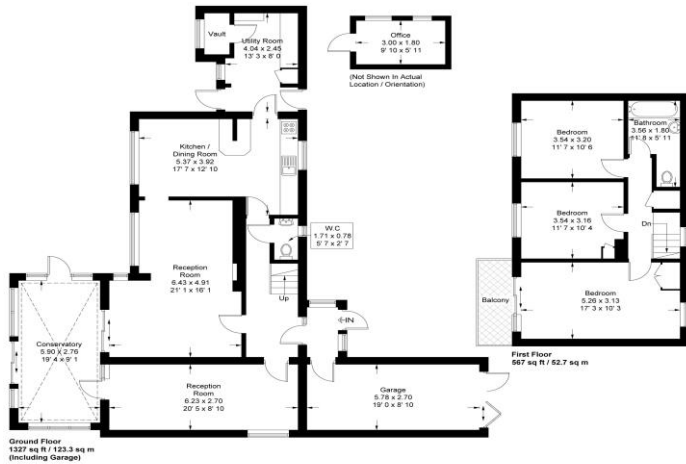
Broomfield

Approximate Gross Internal Area = 1994 sq ft / 176 sq m
(Including Garage)

Office = 58 sq ft / 5.4 sq m

Vault = 15 sq ft / 1.4 sq m

Total = 1967 sq ft / 182.8 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

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Reception Room 20'5" x 8'10" (6.22m x 2.7m)

Conservatory 19'4" x 9'1" (5.9m x 2.77m)

Reception Room 21'1" x 16'1" (6.43m x 4.9m)

Kitchen/Dining Room 17'7" x 12'10" (5.36m x 3.9m)

Utility Room 13'3" x 8' (4.04m x 2.44m)

WC 5'7" x 2'7" (1.7m x 0.79m)

Garage 19' x 8'10" (5.8m x 2.7m)

Office 9'10" x 5'11" (3m x 1.8m)

Bedroom 17'3" x 10'3" (5.26m x 3.12m)

Bedroom 11'7" x 10'4" (3.53m x 3.15m)

Bedroom 11'7" x 10'6" (3.53m x 3.2m)

Bathroom 11'8" x 5'11" (3.56m x 1.8m)

AGENTS NOTES IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of any offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. Floorplans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their service. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Intercounty.

ANTI-MONEY LAUNDERING We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks are carried out correctly and for ongoing monitoring, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 inc VAT, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee is paid in advance, directly to Lifetime Legal and is non-refundable.

FOR MORE DETAILS CONTACT

The George, Station Road, Old Harlow, Essex, CM17 0AN

T: 01279 639666 | W: www.intercounty.co.uk

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