



3 Bowhill Way, Harlow, Essex, CM20 1FH

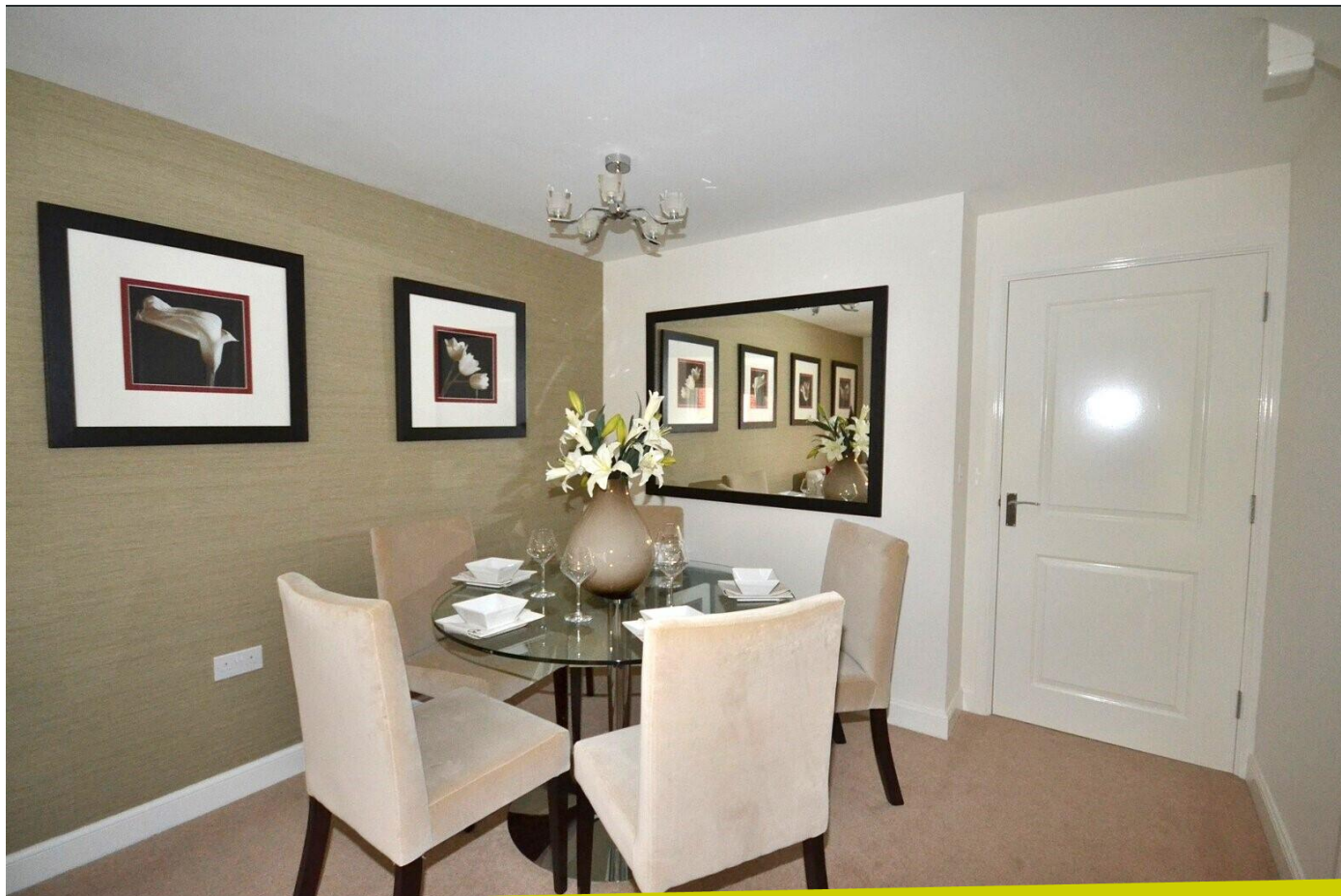
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Guide Price: £410,000  
Freehold



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Estate and Letting Agents



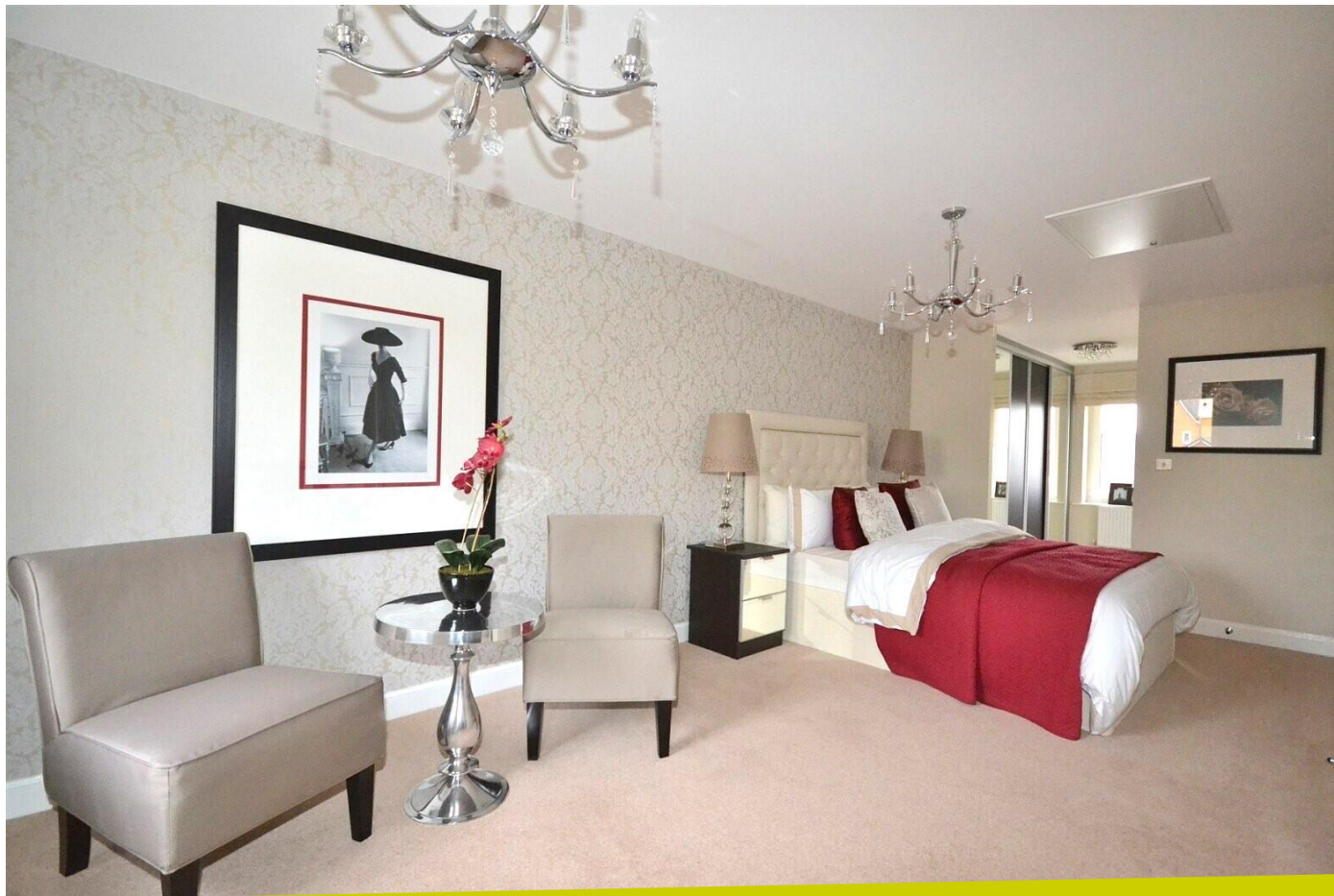


Offered for sale with no onward chain is this well presented three double bedroom townhouse.

This lovely spacious property is the former show home and is conveniently situated within walking distance of the town centre, hospital, station and supermarket. The accommodation comprises a ground floor WC, lounge, fitted kitchen, three double bedrooms with an en-suite to main, family bathroom, low maintenance rear garden and a garage and drive.

EPC Band C. Council Tax Band D.

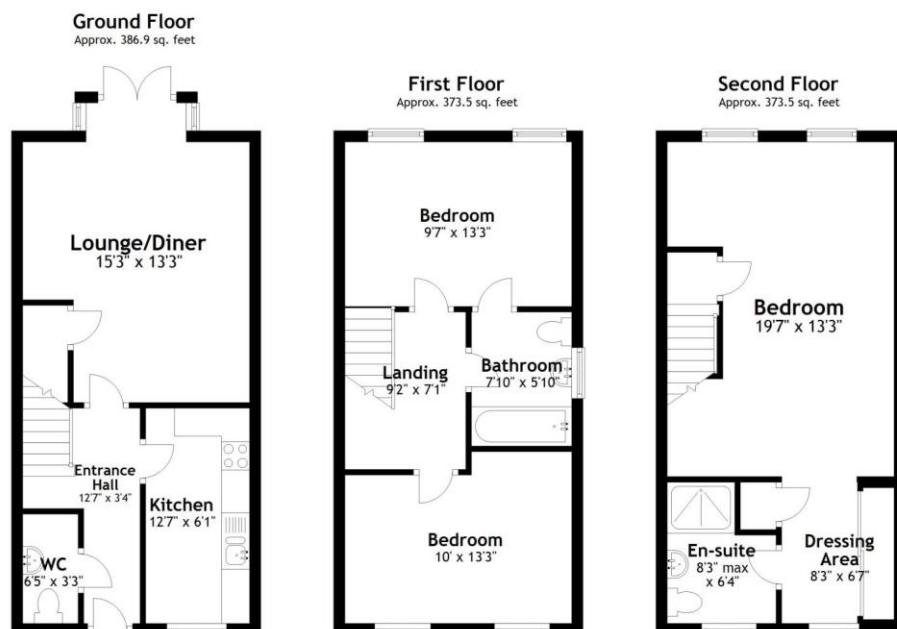




Chain Free  
Close to Town and Station  
Three Double Bedrooms  
En-Suite  
Garage and Drive  
Potential Rental Income £1600 PCM  
EPC Band C  
Council Tax Band D

#### 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.



Total area: approx. 1133.8 sq. feet

**Entrance Hall** 12'7" x 3'4" (3.84m x 1.02m)  
**Kitchen** 12'7" x 6'1" (3.84m x 1.85m)  
**Lounge/Dining Room** 15'3" x 13'3" (4.65m x 4.04m)  
**WC** 6'5" x 3'3" (1.96m x 1m)  
**Bedroom** 13'3" x 9'7" (4.04m x 2.92m)  
**Bedroom** 13'3" x 10' (4.04m x 3.05m)  
**Bathroom** 7'10" x 5'10" (2.4m x 1.78m)  
**Bedroom** 19'7" x 13'3" (5.97m x 4.04m)  
**Ensuite** 8'3" x 6'4" (2.51m x 1.93m)  
**Dressing Area** 8'3" x 6'7" (2.51m x 2m)

**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](http://www.intercounty.co.uk)**

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