



Arbour Mews  
Harlow | Essex | CM20 2FL

FINE & COUNTRY



# Arbour Mews

## Harlow, Essex, CM20 2FL

### At a glance

- Superb 5 Bedroom Family Home
- 2 Reception Rooms
- Spacious Kitchen/Breakfast & Family room & Separate Utility Room
- Spacious Principal Bedroom with En-Suite Shower Room
- Bedroom 2 with En-Suite Facilities
- Further 3 Double Bedrooms & Family Bathroom
- Double Covered Car Port & Additional Allocated Parking
- Within the Town Park Boundaries & Walking Distance to Mainline Railway Station
- Private Landscaped Garden
- EPC Rating B

### THE PROPERTY

Rarely offered, this superb 5 bedroom family home in a tucked away and quiet location on the outskirts of the town, situated within a few minutes' walk to the town park and a short walk to the mainline railway station. The property offers great family space, comprising a generous kitchen/breakfast and family room with separate utility room, a main sitting room and a separate office/study. The principal bedroom is extremely spacious and has an en-suite shower room. There is a further double bedroom with en-suite facilities and 3 more double bedrooms. To the side of the property is a covered carport for 2 vehicles and a further 2 allocated parking spaces. The private garden is a good size and has been landscaped. EPC Rating B.

### THE SETTING

Arbour Mews is a development of 9 individual homes, set in a cul-de-sac and is within close proximity to the main town which offers exceptional amenities including a good range of shops, restaurants and pubs, sports facilities and schooling for all ages. It is also has the added benefit of being situated within the boundaries of the town park offering views of its landscaped green and wooded park space and it has a great adventure playground and farm/petting zoo. It is also within close proximity to the river and nature reserves good for walkers and cyclists alike. The property is located less than 5 miles away from junctions 7 and 7A of the M11, offering easy access to London and Cambridge. Rail commuters have a short walk to the mainline station at Harlow Town with good links to London Liverpool Street and Cambridge and there is a London Underground Central Line at Epping accessing London for all transport links. Additionally, Stansted's International Airport is approximately 25 minutes by car.



*“sitting room with French doors to the garden”*



#### THE ACCOMMODATION

A part glazed door opens onto an entrance hallway with doors leading off to the reception rooms and substantial kitchen/breakfast room and a turned staircase rising to the first floor. The main reception room is situated to the rear of the property and is dual aspect with French doors leading out to the patio/entertaining area and garden. The spacious kitchen/breakfast and family room has been fitted with a good range of wall and base units with contrasting worksurfaces and integrated appliances, additionally there is a separate utility room with access to the garden. A further office/study room and a WC completes this floor.

The stairs rise to a galleried landing with doors leading off to a substantial principal bedroom with built-in wardrobes and en-suite shower room. The second double bedroom also has en-suite facilities and built in wardrobes and there are a further 3 double bedrooms, two of which also have built-in storage and wardrobe space. A family bathroom completes this floor.

#### OUTSIDE

To the side of the property is a covered carport that can accommodate 2 cars and there is additional allocated parking spaces for 2 vehicles. Side access gives way to the private landscaped garden with a lawned area, raised flower beds and mature shrubs and a storage shed. A decked area wraps around the property, offering great entertaining/outside dining space.

#### SERVICES

Gas Central Heating, Mains drainage, water and electricity are connected.

#### LOCAL AUTHORITY

Harlow Town Council

#### COUNCIL TAX

Tax Band G



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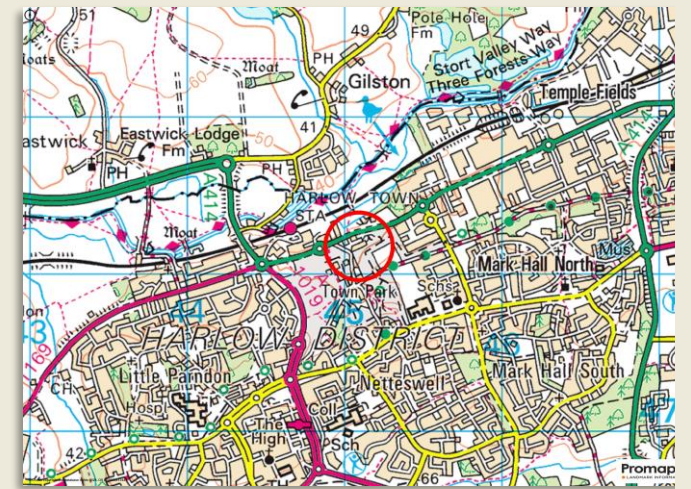
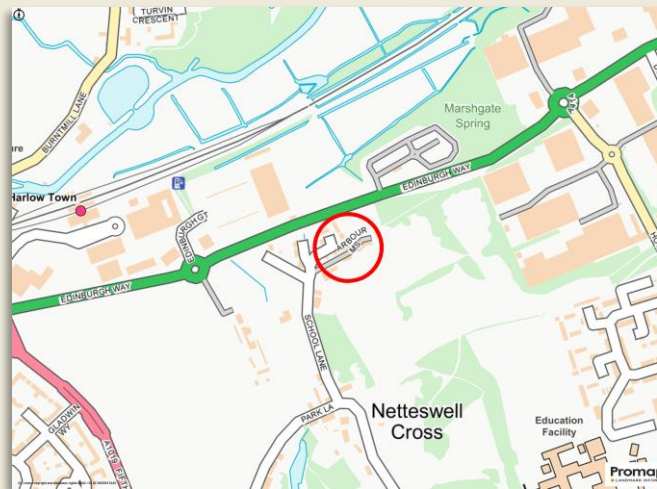
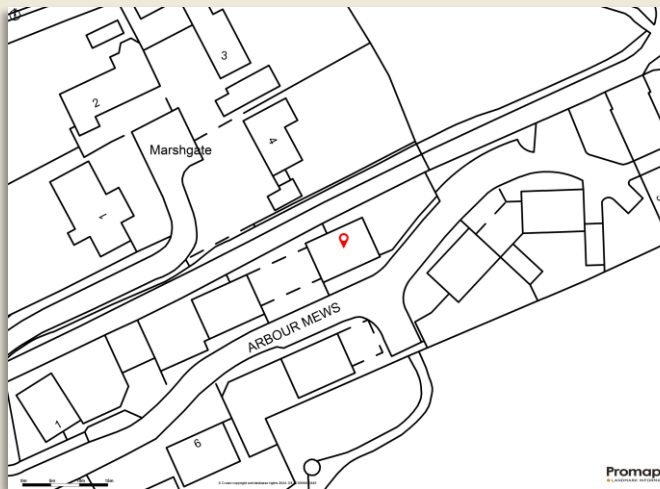
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*“kitchen/breakfast & family room with separate utility room”*








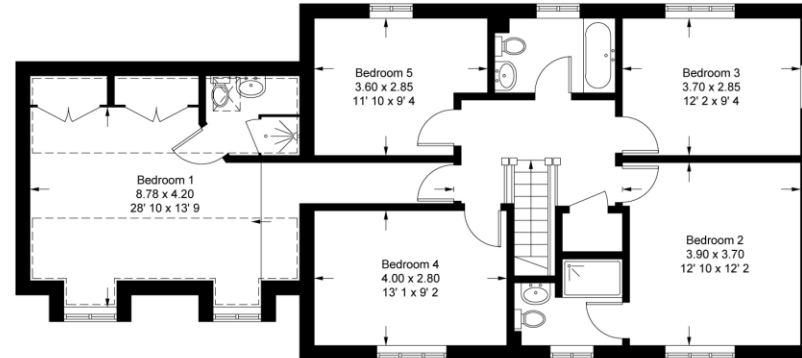
## Arbour Mews, Harlow, Essex

Approximate Gross Internal Area = 1590 sq ft / 147.7 sq m  
(Excluding Reduced Headroom)

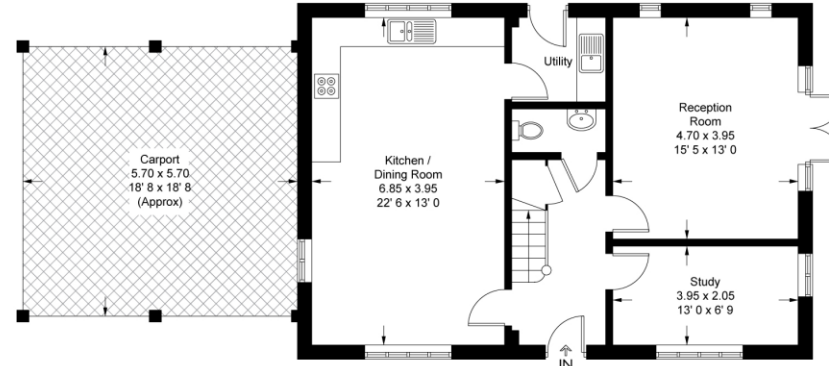
Reduced Headroom = 176 sq ft / 16.4 sq m

Total = 1766 sq ft / 164.1 sq m

 = Reduced headroom below 1.5m / 5'0"



**First Floor**  
1021 sq ft / 94.9 sq m  
(Including Reduced Headroom)



**Ground Floor**  
745 sq ft / 69.2 sq m





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