



3 Arbour Mews, Harlow, Essex, CM20 2FL

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Offers in excess of: £725,000
Freehold

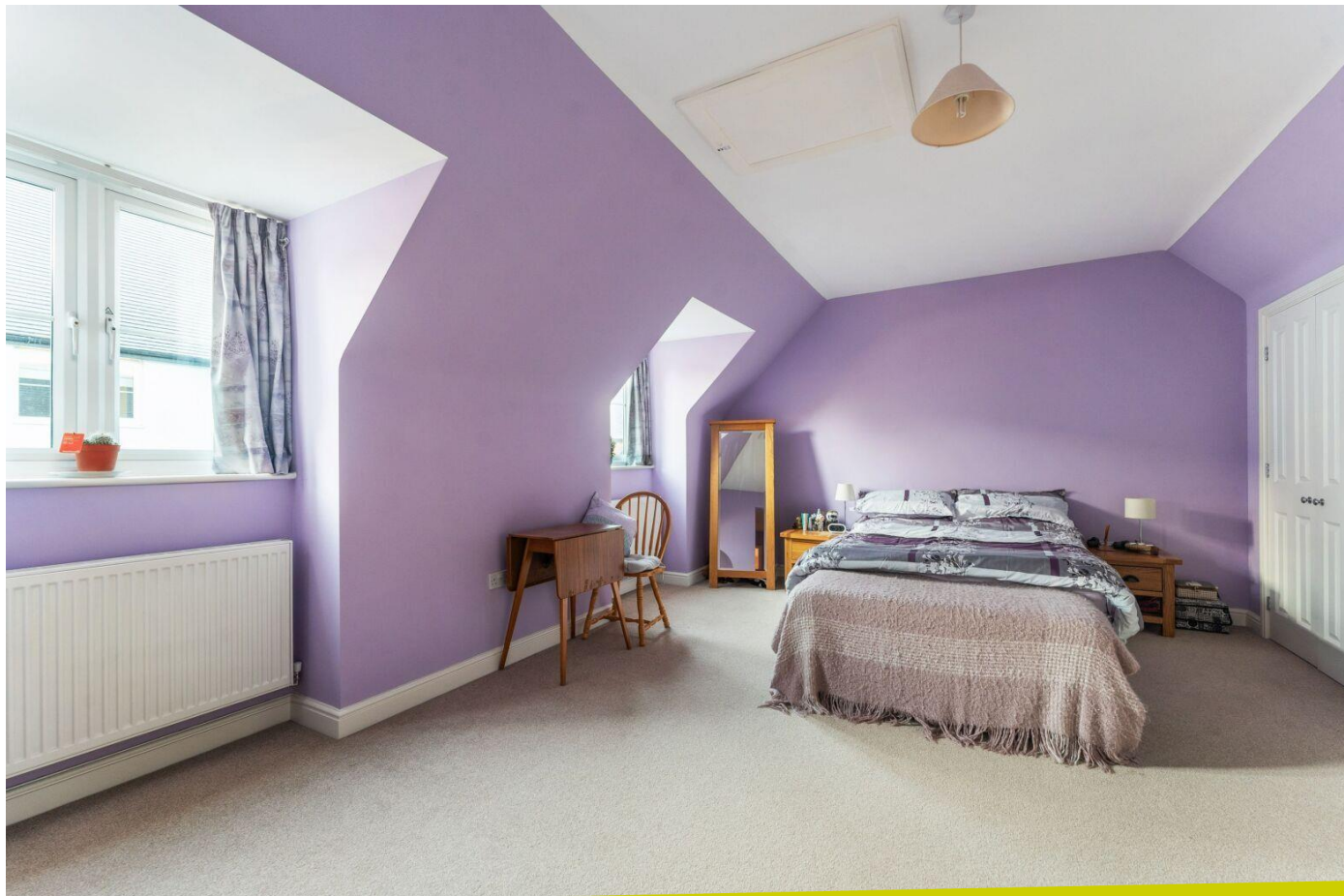


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Rarely offered, this superb 5 bedroom family home in a tucked away and quiet location on the outskirts of the town, situated within a few minutes' walk to the town park and a short walk to the mainline railway station. The property offers great family 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. Council Tax Band G.



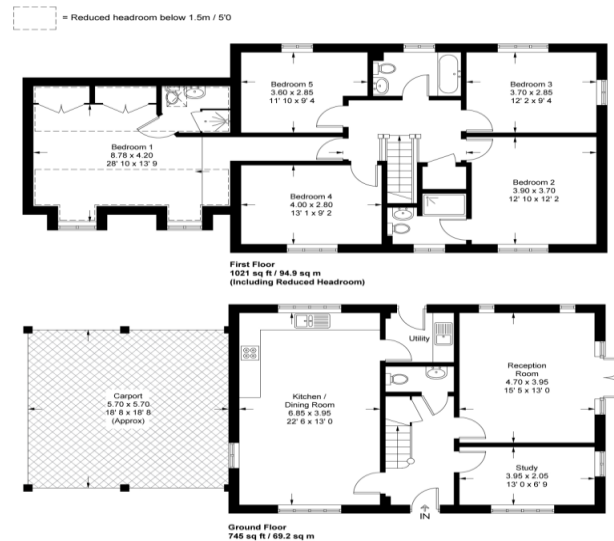
- Superb 5 Bedroom Family Home
- 2 Reception Rooms
- Kitchen/Breakfast/Family Room & Separate Utility Room
- Principal Bedroom with En-Suite
- Bedroom 2 with En-Suite
- Further 3 Double Bedrooms & Family Bathroom
- Double Covered Car Port & Additional Allocated Parking
- Within the Town Park Boundaries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

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.

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



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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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

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