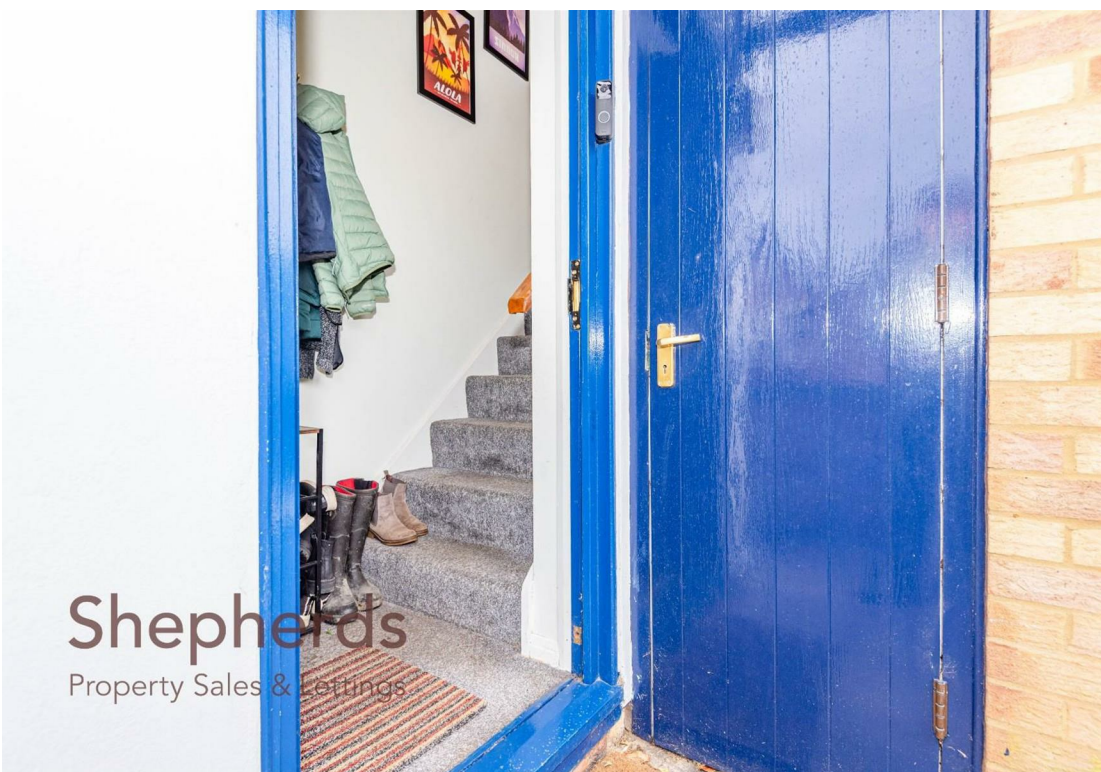




Shepherds
Property Sales & Lettings

Archers | Jacks Hatch, Harlow | CM19 5SH | £224,995



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Located in a tranquil cul-de-sac positioned on the outskirts of Harlow towards Broadley Common, this delightful first-floor maisonette presents an excellent opportunity for first-time buyers. Well proportioned throughout the property boasts: Good size bedroom, generous bright living room offering living space that is both inviting and functional, The attractive modern recently fitted kitchen has matching fitted appliances and there is a modern shower room with large glazed shower cubicle and WC. The property benefits from a secluded enclosed shared rear garden area that the two maisonettes have divided between them (under mutual agreement). The maisonette benefits from a GARAGE and off-road parking.

Its location offers the best of both worlds; while you are surrounded by access to open countryside, Parndon Wood is walking distance, There is easy access to the town centre of Harlow with its large choice of shops and amenities and frequent over ground rail services into London Liverpool Street and Stratford International. The vibrant market town of Epping just a short drive away with many shops , restaurants and Central Line under ground rail connections into central London.

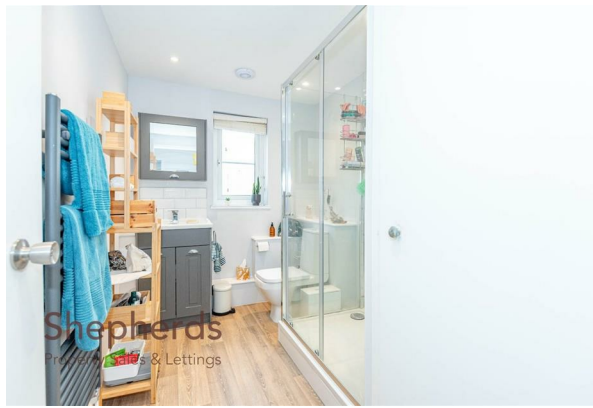
Leasehold Information: 125 years from 29 January 1987 (87 Years Remaining . Ground Rent £10 Per Year, Service charge £453.53 + £447.22 advance payment to 10yr fund held to cover unexpected major maintenance. Current balance £3013.16 to be paid to vendor as will be refunded with interest to owner in 2028 if not used.

The property benefits from mains drainage, gas, electric and water and is CHAIN FREE.

- First Floor Maisonette
 - Double Bedroom
 - Separate Kitchen
- Gas Central Heating
 - Garden Area
 - UPVC Double Glazing
- Modern Large Shower Room
 - Low Maintenance Charge
 - Loft Storage Area



Covered Porch	Double Bedroom
Outside Storage Cupboard	10'9 x 10'3
Lobby Area	Modern Shower Room
Stairs to First Floor	10' x 6'6
Landing	Access to Loft Storage
10'3 x 5'2	Garden Area
Living/ Dining Room	Garage
18'5 x 10'1	17'5 x 7'9
Modern Kitchen	Parking Space
10'1 x 7'10	



Disclaimers: 1. In-line with money laundering regulations (MLR), purchasers will be asked to produce identification documentation. 2. These particulars do not constitute part or all of an offer or contract. 3. Measurements on any of our documentation is supplied for guidance only; as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. The property - The agency has not tested; any apparatus, equipment, fixtures or services. It is in the buyer's interest to check the working condition of the aforementioned. Nothing concerning the type of construction or condition of the structure is implied from the agents' photographs. 5. EPC information - is available upon request. 6. We are not able to offer opinion, either written or verbal on the content of reports. This must be obtained from your legal representative, or relevant qualified professional. 7. Whilst care is taken in the preparation of our information, a buyer should ensure that their legal representative confirms as soon as possible all matters relating to; The title including the extent and boundaries of the property and other important matters before exchange of contracts. All interested party/parties should inspect the property prior to exchange of contracts.



Tenure :
Council:
Tax Band:

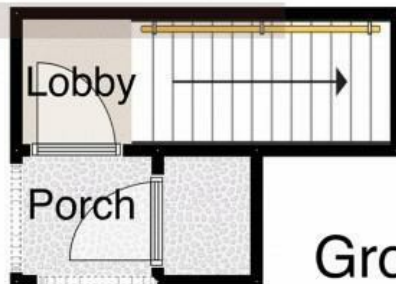
Leasehold
Harlow District Council
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Archers, Jacks Hatch, Harlow



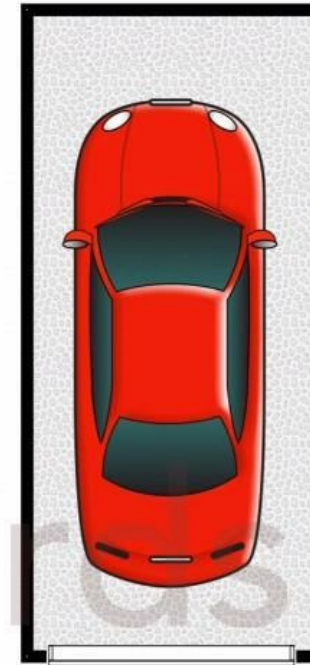
First Floor



Ground Floor

This floor plan is for guidance only and may not be accurate. Shepherds have added furnishings as a guide only and will not be included in any contract. The floor plan is covered by the Copyright Act 1988 and can not be reused or edited without the consent of Shepherds Estate Agents Ltd.

Garage
17'5 x 7'9



Driveway





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CHESHUNT

1 High Street, Cheshunt EN8 0BY

Sales: 01992 637351
Lettings: 01992 640824

cheshunt@shepherdsestates.co.uk

HODDESDON

37 High Street, Hoddesdon EN11 8TA

Sales: 01992 440044
Lettings: 01992 449501

enquiries@shepherdsestates.co.uk

FINE & COUNTRY

