



Willowfield | Harlow | CM18 6RY

Offers In Excess Of £320,000



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ORIGINALLY A TWO BEDROOM END TERRACE, the seller has thoughtfully split the main bedroom into two smaller rooms. The ground floor comprises of an entrance hall through to the large living room with archway to kitchen and patio doors to conservatory. Upstairs benefits from the two/three bedrooms and family bathroom suite. The South-facing rear garden is mostly laid to lawn and benefits from two sheds with power and one being used as a work from home space. The property is available with no onward chain. Viewings advised.

- Two/Three Bedrooms
- End of Terrace
- Well Presented
- Chain Free
- Council Tax Band: C
- EPC Rating: D

#### Front

Laid to lawn with concrete path leading to front door. Potential for off-street parking/driveway subject to planning permissions.

#### Entrance Hall

5'7" x 5'9" (1.70m x 1.75m)

Composite door to front. Radiator to wall. Stairs to first floor. Storage space under stairs.





### Living Room

19'5" x 9'3" (5.92m x 2.82m)

UPVC double glazed window to front. Panelled media wall. Radiator to wall. Built in storage cupboard. Doorway to entrance hall, arch through to kitchen, double glazed patio door to conservatory.

### Kitchen

10'11" x 8'11" (3.33m x 2.72m)

UPVC double glazed window to rear aspect. White modern fitted kitchen with 1.5 sink and drainer, electric hob with cooker hood above and electric double oven. Space/plumbing for washing machine. Built-in larder cupboard. Radiator to wall. Archway to living room.

### Conservatory

10'3" x 10'6" (3.12m x 3.20m)

UPVC double glazed quarter brick conservatory with double doors to gardens. Double glazed patio doors to living room.

### Landing

6'4" x 3'7" (1.93m x 1.09m)

UPVC double glazed window to front. Stairs to ground floor. Internal doors to bedrooms and bathroom.

### Bedroom One

11'0" x 9'11" (3.35m x 3.02m)

UPVC double glazed window to rear aspect, radiator to wall. Large storage cupboard over stairs. Loft hatch in ceiling. Internal door to landing.

### Bedroom Two

7'3" x 9'7" (2.21m x 2.92m)

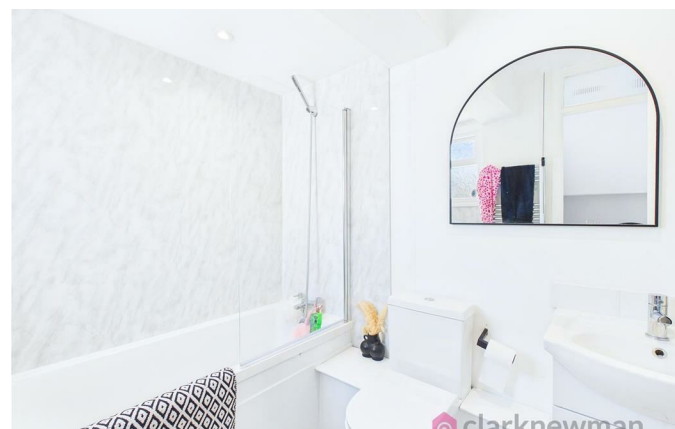
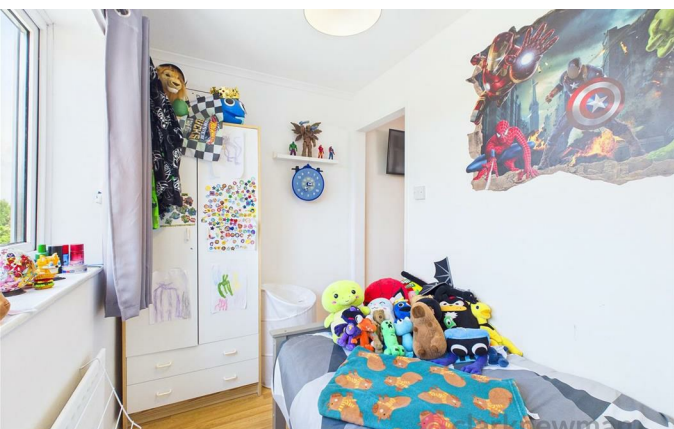
UPVC double glazed window to side aspect. Built-in airing cupboard. Internal door to landing, doorway to bedroom three.

### Bedroom Three

5'7" x 9'7" (1.70m x 2.92m)

UPVC double glazed window to rear aspect, radiator to wall. Doorway to bedroom two.





## Bathroom

7'6" x 5'2" (2.29m x 1.57m)

White bathroom suite with panelled wall, glass screen and shower attachment over bath. White WC and vanity sink. Chrome heated towel rail to wall. Window to front aspect. Internal door to landing.

## Garden

South-facing rear garden with patio by rear of house with lawn and concrete path leading to rear patio and sheds. Rear access via timber gate.

## Shed

Shed on right-hand side is currently being used as a work from home space with power and lighting. Window looking into garden. Timber door to garden.

## Local Area

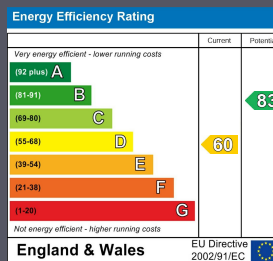
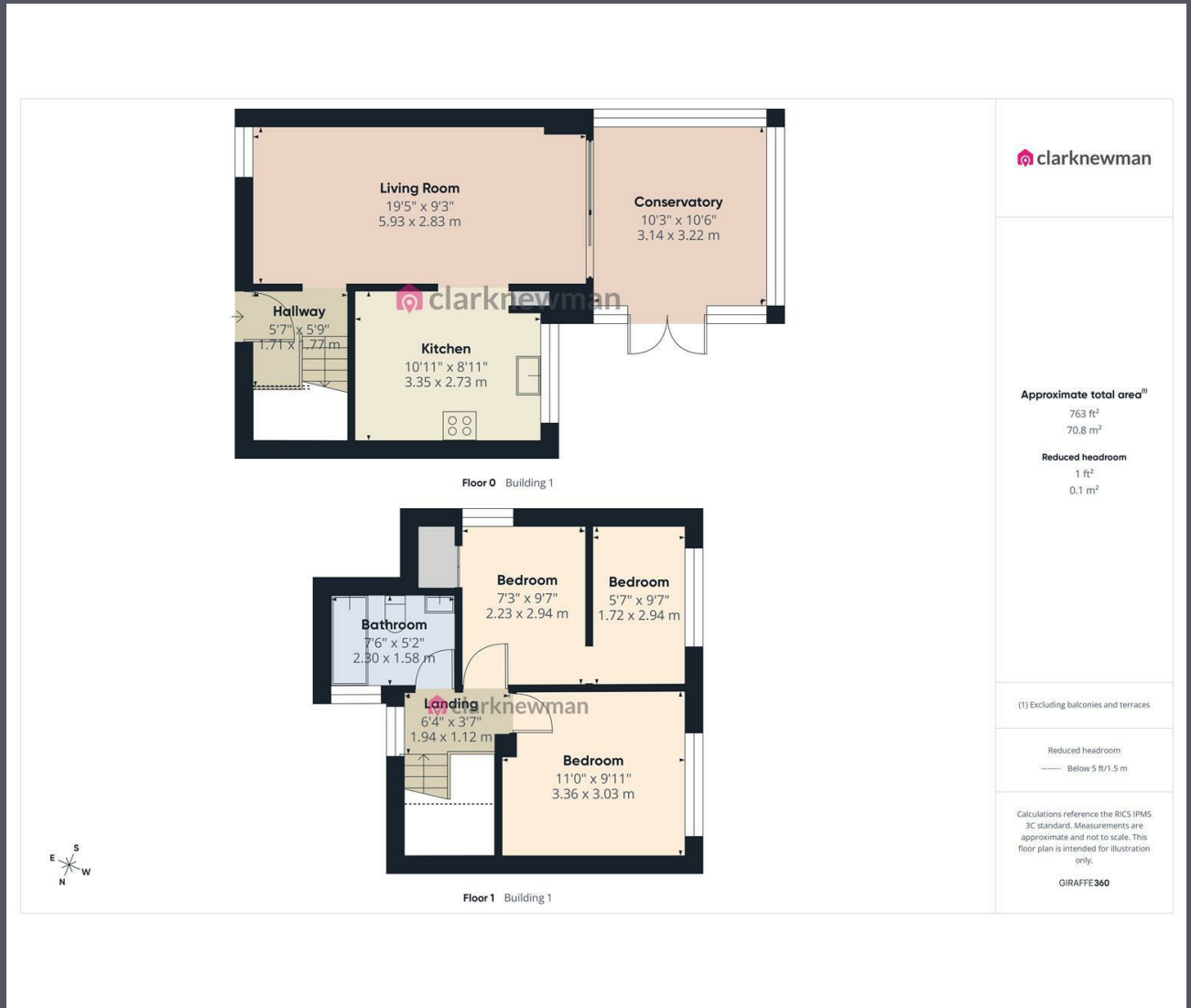
Willowfield is a pleasant residential turning located within Harlow, offering a convenient position close to local shops, schools and everyday amenities. The town centre is within easy reach, providing a variety of retail and leisure facilities at The Harvey Centre and Water Gardens Shopping Centre.

The area is also well placed for outdoor space, while commuters benefit from straightforward access to Harlow Town railway station, offering regular services into London and Cambridge. Overall, the location provides a great balance of convenience, green space and connectivity.

## HMRC AML

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 plus VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.





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