



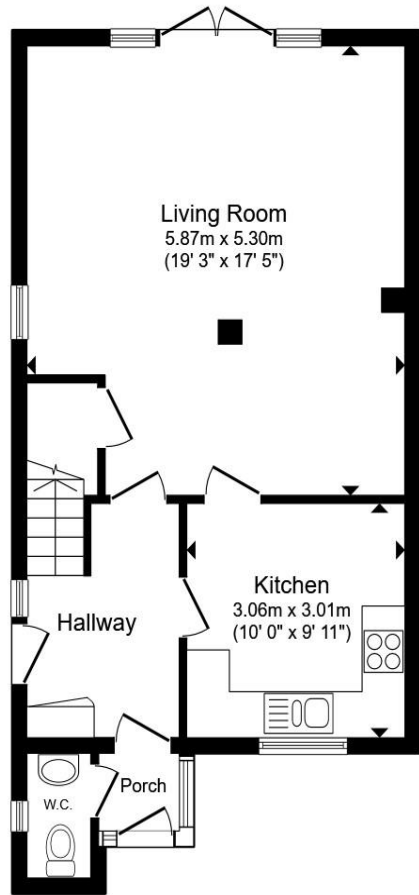
**Arundel Harlow Road, Roydon Harlow CM19 5HH**

**welcome to**

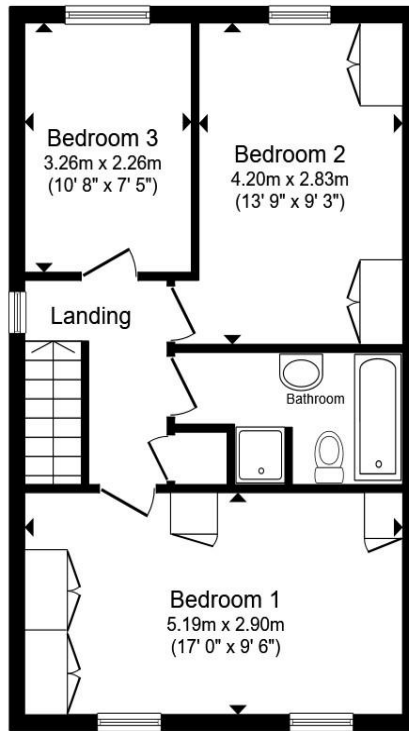
**Arundel Harlow Road, Roydon Harlow**

WILLIAM H BROWN are delighted to offer to market this generous sized three bedroom family home ideally located within this popular and sought after village location of Roydon. Boasting spacious living accommodation throughout and being offered with NO CHAIN. An early viewing is highly recommended.

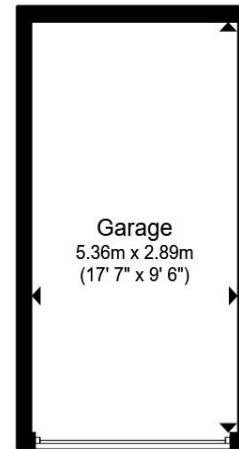




**Ground Floor**



**First Floor**



**Garage**

Total floor area 112.8 m<sup>2</sup> (1,215 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



**Accommodation Comprises**

**Entrance Lobby**

**Ground Floor Cloakroom**

**Entrance Hall**

**Kitchen**

**Lounge**

**First Floor Landing**

**Bedroom 1**

**Bedroom 2**

**Bedroom 3**

**Bath / Shower Room**

**Rear Garden**

**Front Garden**

**Agents Note**

Please be aware that the information we have about this property is limited. If there is any point which is of particular importance to you, please contact the branch and we will endeavour to check for you, especially if you are contemplating travelling some distance to view the property.

welcome to

## Arundel Harlow Road, Roydon Harlow

- Three bedroom semi detached family home
- Ground floor cloakroom & first floor bath/shower room
- Low maintenance private rear garden
- Garage and parking
- Close to local amenities
- Within easy access to Epping, Harlow & Hoddesdon
- Early viewing recommended

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: F

**£500,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/HSD112990](https://www.williamhbrown.co.uk/Property/HSD112990)



Property Ref:  
HSD112990 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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