



## Potters Field, Harlow, CM17 9DE

Guide Price £325,000 - £350,000!

Geoffrey Matthew Estates are delighted to offer this two bedroom, mid terrace, freehold house in the popular residential area of Pottersfield. Benefitting from double bedrooms, off street parking for multiple vehicles and an outbuilding, currently utilised as an office, this property is certain to prove popular.

Early viewings are very highly recommended!

**Offers Over £325,000**

# Potters Field, Harlow, CM17 9DE



- Two Double Bedrooms
- Off Street Parking
- Freehold
- Outbuilding - Currently Used As An Office

## Entrance Hall

## Lounge

9'4 x 21' (2.84m x 6.40m)

## Kitchen

5'10 x 11'5 (1.78m x 3.48m)

## First Floor Landing

## Bedroom

13'10 x 8'10 (4.22m x 2.69m)

## Bedroom

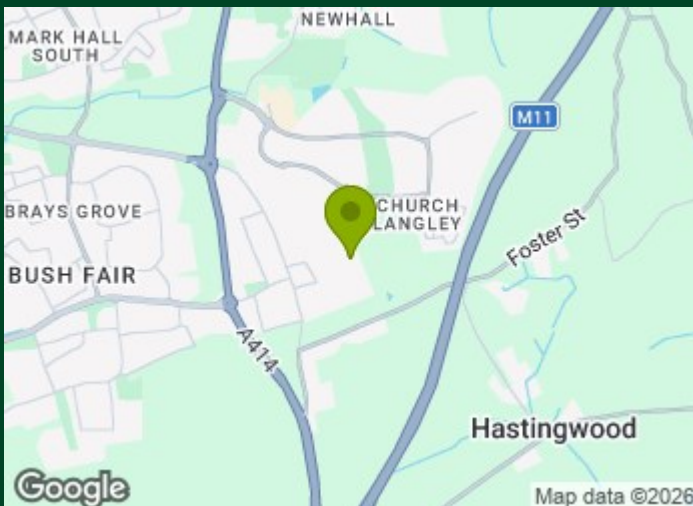
9'5 x 11'9 (2.87m x 3.58m)

## Bathroom

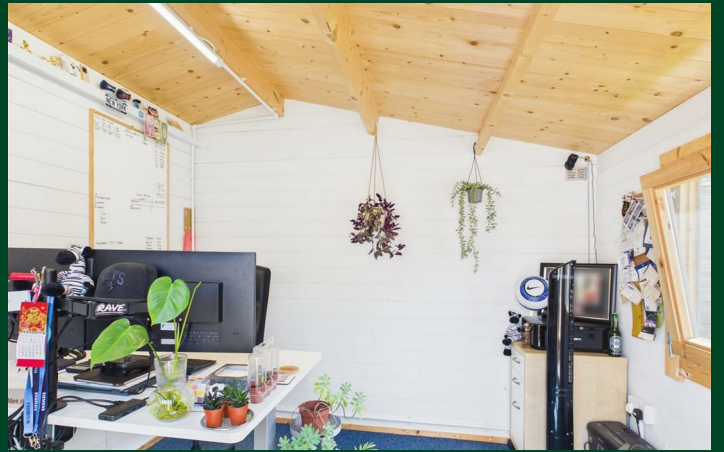
7'5 x 5'5 (2.26m x 1.65m)

## Outbuilding

8'10 x 9'1 (2.69m x 2.77m)



## Directions



# Floor Plan



## Council Tax Details

Harlow Band C

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs 92 plus <b>A</b> (81-91)		Very environmentally friendly - lower CO <sub>2</sub> emissions 92 plus <b>A</b> (81-91)	
<b>B</b> (69-80)		<b>B</b> (69-80)	
<b>C</b> (55-68)		<b>C</b> (55-68)	
<b>D</b> (39-54)		<b>D</b> (39-54)	
<b>E</b> (21-38)		<b>E</b> (21-38)	
<b>F</b> (11-20)		<b>F</b> (11-20)	
Not energy efficient - higher running costs <b>G</b>		Not environmentally friendly - higher CO <sub>2</sub> emissions <b>G</b>	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC