



## Potters Field, Harlow, CM17 9BY

A three bedroom extended end of terrace family home with the added advantage of a dropped kerb and its own driveway. The property is situated on the front of Pottersfield and only a short walk from Harlow Common. The property has an extended front porch also providing a downstairs WC, utility room, fitted kitchen, front to back lounge diner, three bedrooms, and first floor bathroom with separate WC. An enclosed walled garden with side gate.

Potter Street is located just off the A414 giving access to the M11 junction 7. It also has the benefit of a local shopping centre, primary schools and Passmores secondary close by.

**Price Guide £375,000**

# Potters Field, Harlow, CM17 9BY

- Three Bedroom End of Terrace Family Home
- Downstairs WC
- Front to Back Lounge Diner
- Gas Combi Boiler Central Heating
- Dropped Kerb & Own Drive
- Extended Front Porch
- Fitted Kitchen plus Utility Room
- First Floor Bathroom with Separate WC
- Walled Garden

## Accommodation Comprises:

### Hallway

14'5 x 5'6 (4.39m x 1.68m)

### WC

4'5 x 5'1 (1.35m x 1.55m)

### Utility Room

9'7 x 5'1 (2.92m x 1.55m)

### Kitchen

9'11 x 11'4 (3.02m x 3.45m)

### Lounge

19'11 x 10'6 (6.07m x 3.20m)

### First Floor Landing

2'8 x 8'8 (0.81m x 2.64m)

### Bedroom One

11'10 x 10'9 (3.61m x 3.28m)

### Bedroom Two

11'3 x 8'4 (3.43m x 2.54m)

### Bedroom Three

7'9 x 7'9 (2.36m x 2.36m)

### Bathroom

8'4 x 5'5 (2.54m x 1.65m)

### Separate WC

2'10 x 5'6 (0.86m x 1.68m)







# Floor Plan



## Council Tax Details

Harlow Council Band: C

Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
	Current Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	
EU Directive 2002/91/EC	

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