



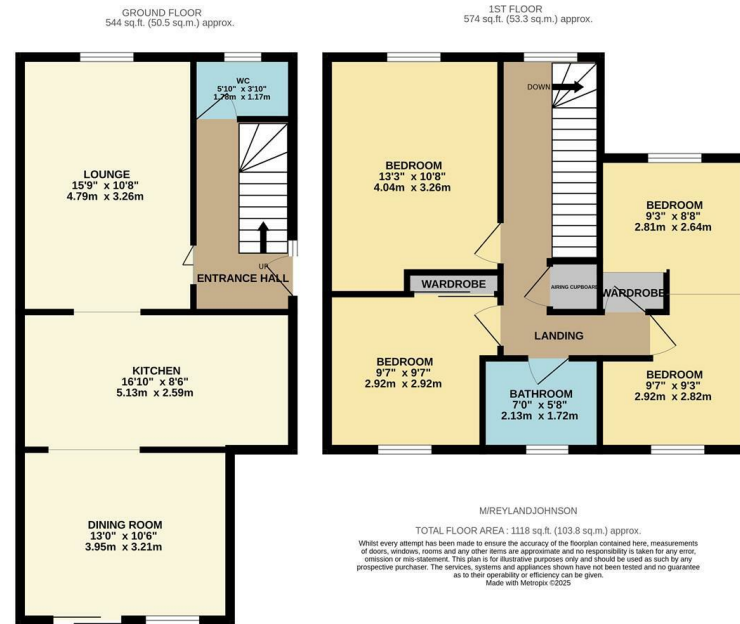
Morningtons, Harlow, CM19 4QH  
Guide Price £450,000

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# Morningtons, Harlow, CM19 4QH

\*\*Guide Price £450,000 to £465,000\*\*

This immaculately presented three/four bedroom link detached family home has been extended on the ground floor and includes a garage and large driveway. On the ground floor there is an entrance hallway leading to a bright lounge, and open plan kitchen and dining room, with a range of fitted wall and base units and a cloakroom/WC. Upstairs, there are three bedrooms (originally four) and a family bathroom with a white three piece suite. The rear garden is laid to patio, with mature borders and hedges, with side access leading to the garage, driveway and front garden. Morningtons is located just off Paringdon road, within walking distance of local schools, shops and open fields.



MIREYLANDJOHNSON  
 TOTAL FLOOR AREA - 1118 sq.ft. (103.8 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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		68	78
	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		

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.

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