



Brays Mead, Harlow, CM18 6PF
£350,000

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Offered with no onward chain is this three bedroom terraced family home with potential for a driveway (kerb already dropped). On the ground floor there is a large porch leading to a hallway which opens onto a storage room, a kitchen with a range of fitted wall and base units and a large lounge/diner, whilst upstairs there are three good sized bedrooms and a shower room with a separate WC. Outside, the westerly rear garden is mainly laid to lawn with a patio area, with a lawned front garden, ideal for a driveway. Brays Mead is located in the popular Bush Fair area, with excellent local schools, shops and open fields a stones throw away.



BMIREYLAND.JOHNSON
 TOTAL FLOOR AREA: 879 sq.ft. (81.6 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		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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