



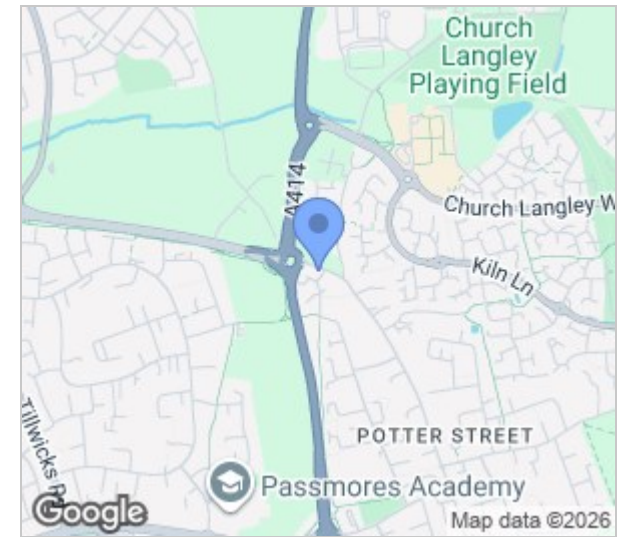
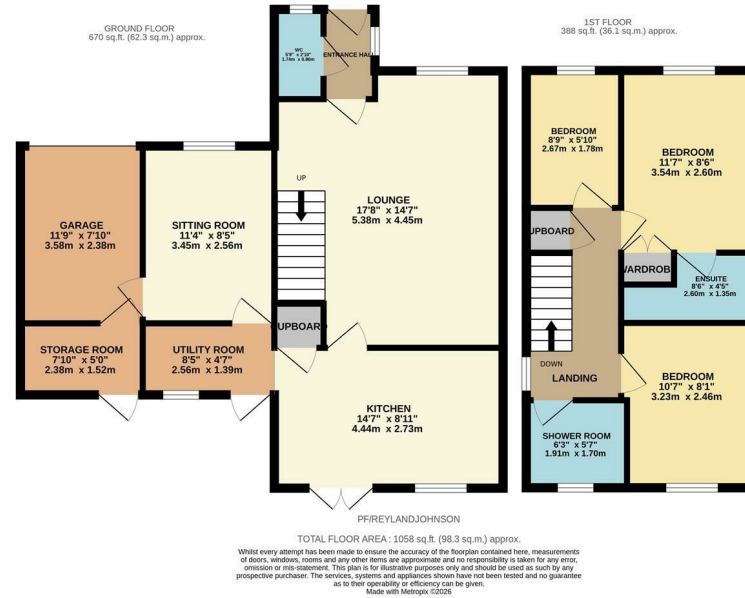
Pytt Field, Harlow, CM17 9AA
Guide Price £430,000

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Pytt Field, Harlow, CM17 9AA

****Guide Price £430,000-£450,000****

An immaculate, extended three bedroom end of terrace family home benefitting from two reception rooms as well as new windows, a new boiler, a new shower room and a new kitchen all fitted in 2022. Downstairs comprises a porch with cloakroom/WC, a large lounge leading through to a stunning kitchen/diner, utility room, additional reception room and garage. Upstairs offers three bedrooms with an en-suite to the master bedroom and a further stunning shower room. Externally there is a nice size, private rear garden with side access leading through to the garage and driveway for two cars. Pytt Field is a quiet cul-de-sac located at the top of Potter Street, with local schools and shops a short walk away, with the M11 Junction and Harlow Mill Station close by. A viewing is highly recommended to appreciate the size and condition.



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			
			85
		68	
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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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