



Sharpecroft, Harlow, CM19 4AA
£1,350 Per Month

3 1 1

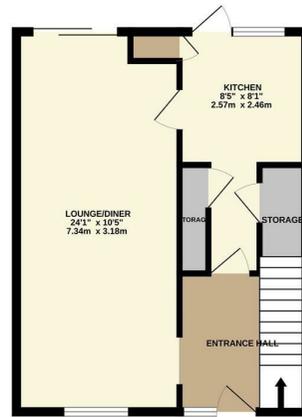
The icons consist of a bed icon followed by the number 3, a bathtub icon followed by the number 1, and a sofa icon followed by the number 1. To the right of these is a lightbulb icon inside a square frame.

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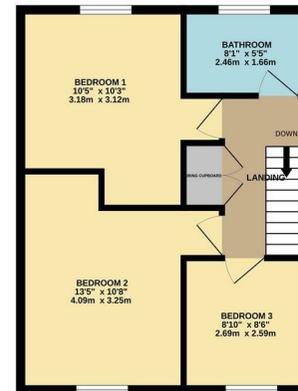
Available early Jan 2023 on an unfurnished basis, is this three bedroom family home found in the central location of Sharpecroft. Always popular with being so close to Harlow Town Centre and Princess Alexandra Hospital, both within walking distance. The property comprises an entrance hallway leading to a large lounge/diner and kitchen with a range of fitted wall and base units. On the first floor there are three bedrooms and a newly installed family bathroom with a white three piece suite. The rear garden is mainly laid to lawn with a patio area and is south facing.



GROUND FLOOR
445 sq.ft. (41.4 sq.m.) approx.



1ST FLOOR
445 sq.ft. (41.4 sq.m.) approx.



TOTAL FLOOR AREA: 891 sq.ft. (82.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan concerned 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 for 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 | 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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