

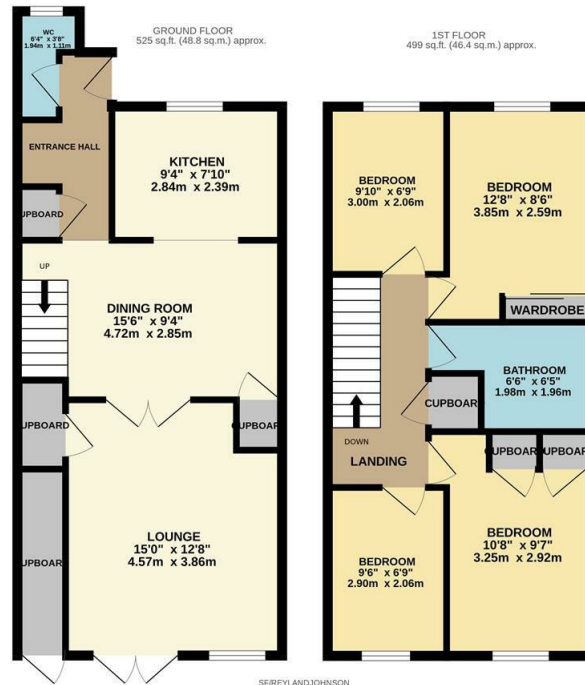


Sycamore Field, Harlow, CM19 5RT  
£350,000

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# Sycamore Field, Harlow, CM19 5RT

This well presented, CHAIN FREE four bedroom family home is located in the popular cul-de-sac of Sycamore Field, on the outskirts of Harlow. As you enter there is a hallway leading to a dining room, kitchen with a range of fitted wall and base units, a large lounge and a cloakroom/WC. Upstairs there are four bedrooms, two of which have fitted wardrobes and modern family bathroom with a white three piece suite. Outside, the south west facing rear garden has been laid to patio with rear access to the cycle track and a small green, plus there is plenty of storage within the property. Sycamore Field is located in the Sumners area of Harlow, with schools, shops and open fields within walking distance.



SFREYLANDJOHNSON  
 TOTAL FLOOR AREA - 1025 sq.ft. (95.2 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 not appropriate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given.  
 Made with Metrepro (2020)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		69	83
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			
(82 plus) <b>A</b>			
(61-81) <b>B</b>			
(49-60) <b>C</b>			
(35-48) <b>D</b>			
(21-34) <b>E</b>			
(11-20) <b>F</b>			
(1-10) <b>G</b>			
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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