



Kingsdon Lane, Harlow, CM17 9AB
Guide Price £850,000

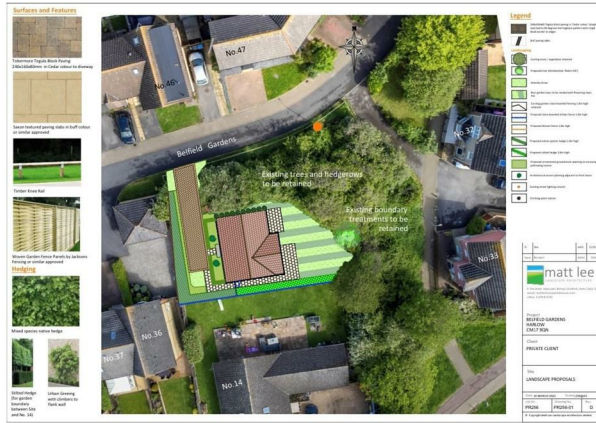
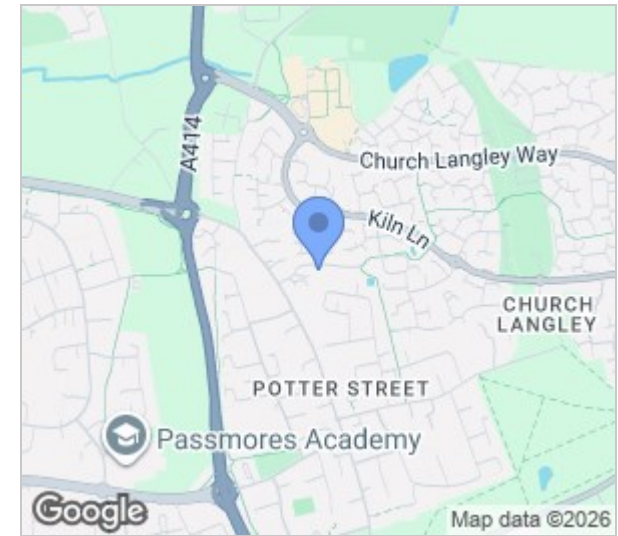
4 3 3 C

A set of white icons on a dark blue background. From left to right: a bed icon with the number '4', a bathtub icon with the number '3', a sofa icon with the number '3', and a lightbulb icon with the letter 'C'.

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**** (Guide Price £850,000 - £875,000) ** Build Plot & House Purchase**

A four bedroom detached chalet bungalow with gated driveway and double garage with planning permission to build a 4 bedroom detached house in the rear garden plot. Situated at the end of a private lane, not far from shops and schooling and about a mile from junction 7 of the M11. The property has accommodation over two floors with the ground floor comprising of an entrance hall, kitchen/breakfast room, utility, dining room, lounge, study/bedroom 5, two double bedrooms and two bathrooms. The first floor has a further two large double bedrooms and another bathroom. Outside the rear garden is laid to lawn with a patio area and side access. Chain Free. Please note this property is owned by someone associated with Reyland Johnson.



TOTAL FLOOR AREA: 2301 sq.ft. (213.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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		(82 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	
69	79		
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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