



Clifton Hatch, Harlow, CM18 7FF  
£270,000

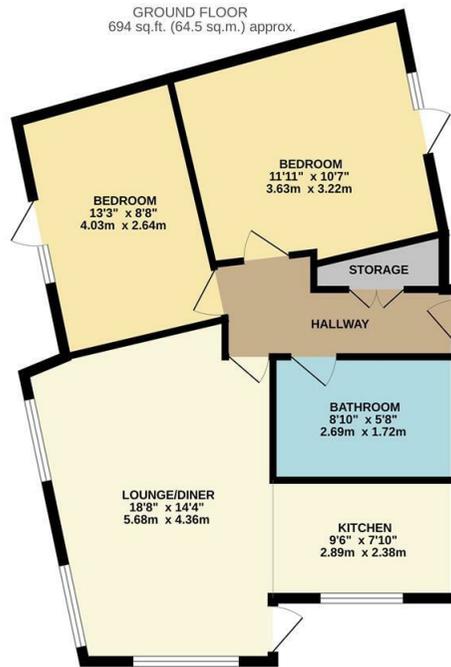
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# Clifton Hatch, Harlow, CM18 7FF

Guide Price £270,000 to £280,000

This immaculately presented two double bedroom ground floor maisonette includes TWO gardens and allocated parking with an EV charge point. As you enter there is a hallway leading to a large open plan lounge/diner and modern kitchen with a range of fitted wall and base units with integrated appliances, two double bedrooms, both with access to a garden each and a stunning family bathroom with a white three piece suite. Outside the garden off the master bedroom is laid to artificial lawn with a patio area and the garden off the second bedroom and lounge/diner is laid to lawn with a seating area and side access. Other benefits include a secure door entry system, hive heating and allocated parking. Clifton Hatch is located just off Commonsie Road, within walking distance of excellent local schools, shops and Latton Common, with the M11 close by.

Lease Remaining: 114 years. Service Charge & Ground Rent: £128.72 per month.



TOTAL FLOOR AREA: 694 sq.ft. (64.5 sq.m.) approx.  
While 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 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		
	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		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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 environmentally friendly - higher CO <sub>2</sub> emissions		
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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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