



The Magpies, Harlow, CM17 9AW  
Guide Price £260,000

Icons representing property features: a bed icon with the number 1, a bathtub icon with the number 1, a sofa icon with the number 1, and a lightbulb icon with the letter C.

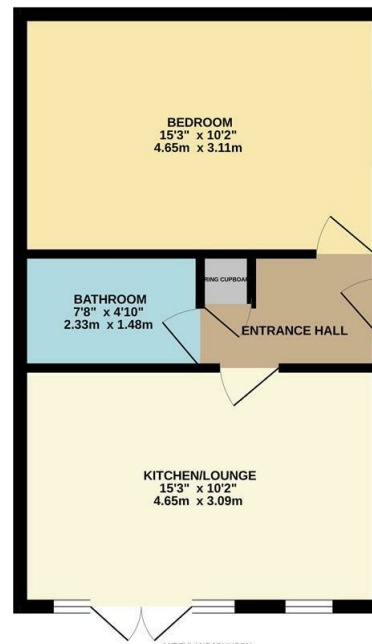
# The Magpies, Harlow, CM17 9AW

**\*\*Guide Price £260,000-£270,000\*\***

This well presented, one double bedroom BUNGALOW includes allocated parking and is located in the popular Potter Street area. Inside, there is an entrance hallway leading to an open plan lounge and modern kitchen with a range of fitted wall and base units, a large double bedroom and a beautiful bathroom with a white three piece suite. Outside, the west facing rear garden is mainly laid to lawn with a patio area, shed and side access, with the allocated parking to the front. The Magpies is located on Potter Street, with local schools, shops and Harlow Common within walking distance, plus the M11 is close by.



GROUND FLOOR  
385 sq.ft. (35.7 sq.m.) approx.



TOTAL FLOOR AREA: 385 sq.ft. (35.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate 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 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>			<b>95</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>74</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	

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			
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.

T. 01279 216216 E. info@rjestateagents.co.uk

1 Acorn Mews, Harlow, Essex, CM18 6NA www.rjestateagents.co.uk