



Westfield, Harlow, CM18 6AB  
Guide Price £400,000

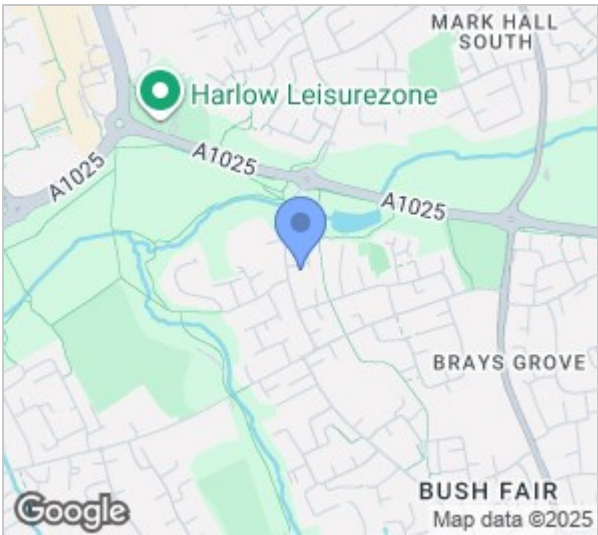
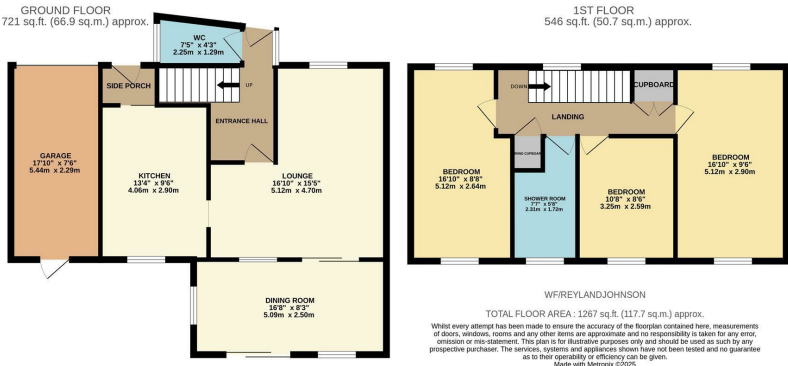




# Westfield, Harlow, CM18 6AB

\*\*Guide Price £400,000 to £425,000\*\*

Offered with no onward chain and located in a quiet cul-de-sac just a stones throw from the highly sought after St Marks School is this three double bedroom family home with a garage and driveway. On the ground floor there is an entrance hallway and cloakroom/WC leading to a large lounge, a kitchen with a range of fitted wall and base units and a dining room, whilst upstairs there are three double bedrooms and a shower room (formerly the family bathroom). Outside, the large south facing rear garden is mainly laid to lawn with a patio area and access into the garage, with the driveway to the front. Westfield is located between Bush Fair and Harlow Town Centre, next the scenic Netteswell Pond, within walking distance of excellent local schools, shops and open fields.



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) <b>A</b>			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(81-91) <b>B</b>			(92 plus) <b>A</b>		
(69-80) <b>C</b>			(81-91) <b>B</b>		
(55-68) <b>D</b>			(69-80) <b>C</b>		
(39-54) <b>E</b>			(55-68) <b>D</b>		
(21-38) <b>F</b>			(39-54) <b>E</b>		
(1-20) <b>G</b>			(21-38) <b>F</b>		
Not energy efficient - higher running costs			(1-20) <b>G</b>		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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