



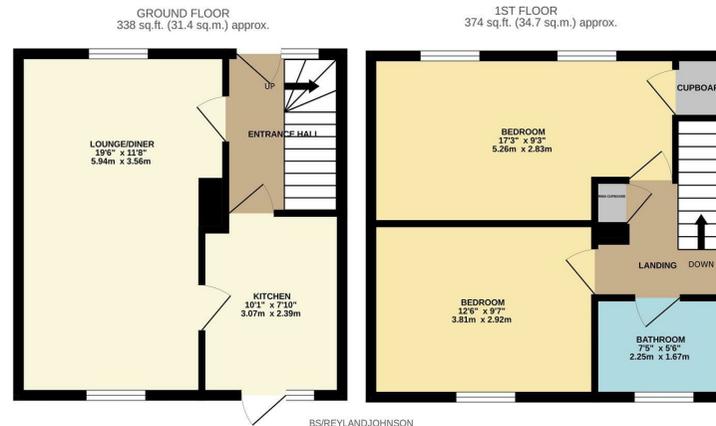
Blackbush Spring, Harlow, CM20 3DY
Guide Price £300,000

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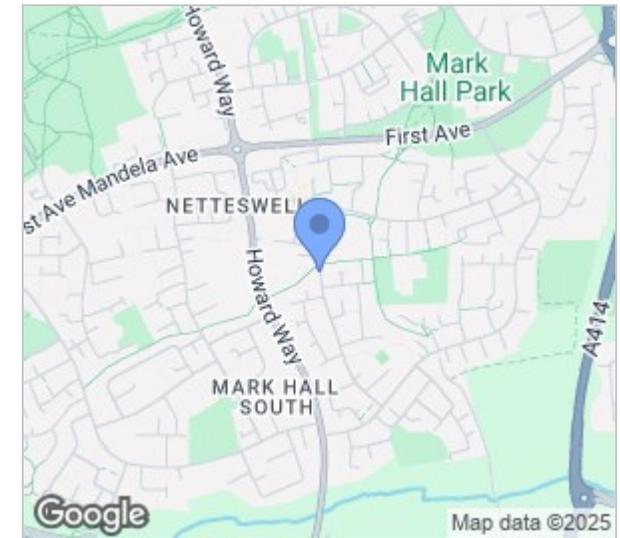
****Guide Price £300,000 to £315,000****

With potential for a large driveway, this two DOUBLE bedroom family home is located in the popular family area of Blackbush Spring. As you enter there is an entrance hallway leading to a large lounge/diner and kitchen with a range of fitted wall and base units, whilst upstairs there are two large double bedrooms and a beautiful, newly fitted family bathroom. Outside, the rear garden is mainly laid to lawn with a patio area, brick built sheds and side access leading out to the front garden, which would be an ideal driveway. Blackbush Spring is located close to the Stow shopping area of Harlow, within a stones throw of excellent local schools, open playing fields and the shops.



TOTAL FLOOR AREA: 711 sq.ft. (66.1 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 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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
		74	80

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ 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