



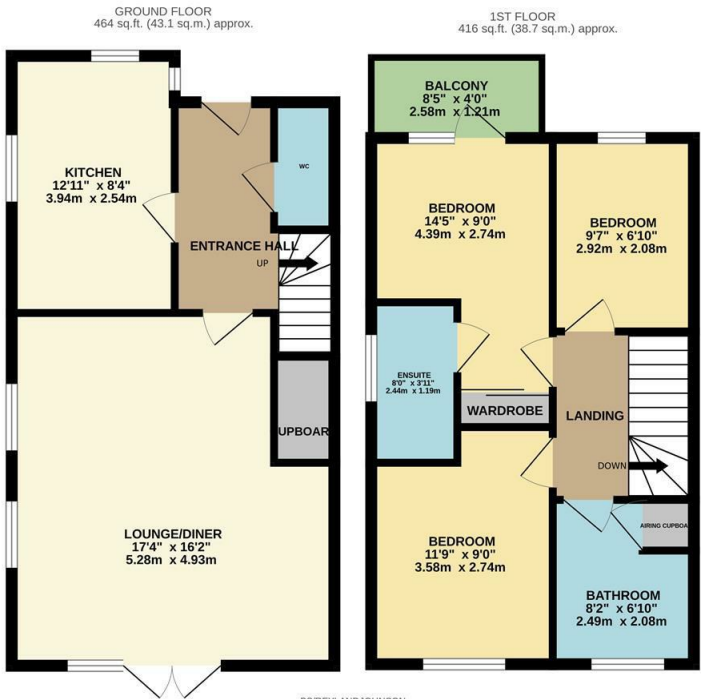
Bunting Street,, Harlow, CM17 9GN  
£425,000





# Bunting Street,, Harlow, CM17 9GN

This beautifully presented three bedroom end terrace family home is located in the highly popular Newhall Development and includes allocated parking for two cars. As you enter there is a hallway leading to a modern kitchen with a range of fitted wall and base units with integrated appliances, a bright, dual aspect lounge/diner and a cloakroom/WC. On the first floor there are three bedrooms, with an en-suite, balcony and fitted wardrobe to the master, plus a family bathroom with a modern white three piece suite. Outside, the south westerly facing rear garden is mainly laid to lawn, with a patio area, shed and side access out to the parking spaces. The property sides onto the school fields and is located just off Rose Crescent, within walking distance of Newhall Primary School, local shops, coffee shops, open fields and only a short distance from the new M11 junction and train station. Please note there is a Newhall Residents Charge associated with this property.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <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 firms employment has the authority to make or give any representation or warranty in respect of the property.