



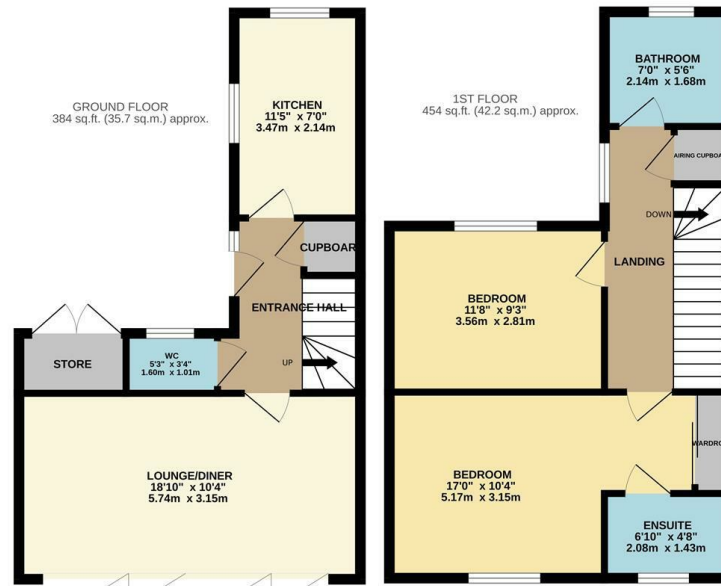
Forebay Lane, Harlow, CM17 9RS
Guide Price £350,000

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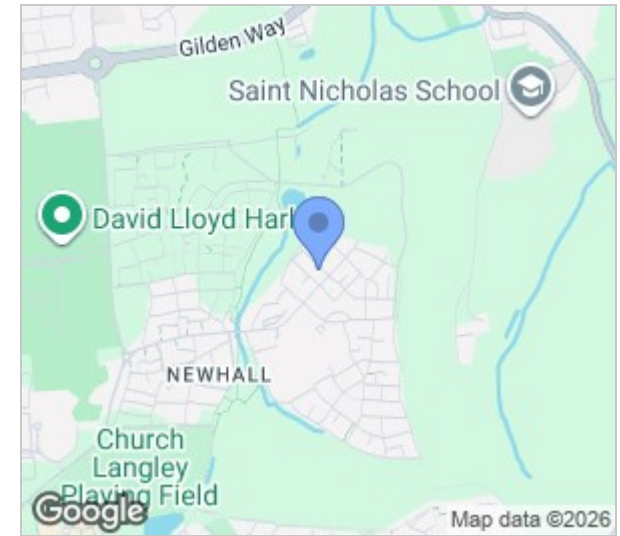
Forebay Lane, Harlow, CM17 9RS

Guide Price £350,000 to £375,000

Located in the highly popular Newhall development is this large, two double bedroom family home with 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, a large lounge/diner with bi-fold doors and a cloakroom/WC. Upstairs there are two double bedrooms with an en-suite and fitted wardrobes to the master, and a family bathroom with a white three piece suite. Outside the rear garden is laid to patio, with artificial lawn and rear access with a driveway and an additional allocated parking space to the front. Forebay Lane is located just off High Chase, within walking distance of excellent local schools, shops and open fields.



FLUREYLANDJOHNSON
TOTAL FLOOR AREA: 838 sq.ft. (77.9 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		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		100+	(92 plus) A		
(81-91) B		81	(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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