



The Maples, Harlow, CM19 4RD
Guide Price £390,000

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The Maples, Harlow, CM19 4RD

GUIDE PRICE: £390,000 - £400,000. Located in a quiet cul-de-sac in the ever popular private turning of The Maples, is this three bedroom terraced family home with a garage and large driveway for three vehicles. On the ground floor there is an entrance hallway leading to a bright kitchen/diner with a range of fitted wall and base units, a lounge, study and a cloakroom/WC, whilst on the first floor there are three bedrooms and a family bathroom with a white three piece suite. Outside the garden is laid to patio with a section covered by weed membrane ready for turf or artificial lawn, with the driveway and garage (with electric doors) to the front. The Maples is located just off Paringdon Road, with local schools, shops and open fields and woodland just a short walk away.



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Whilst every attempt has been made to ensure the accuracy of the floor plan 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		
		84
		72
England & Wales	EU Directive 2002/91/EC	

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.

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