

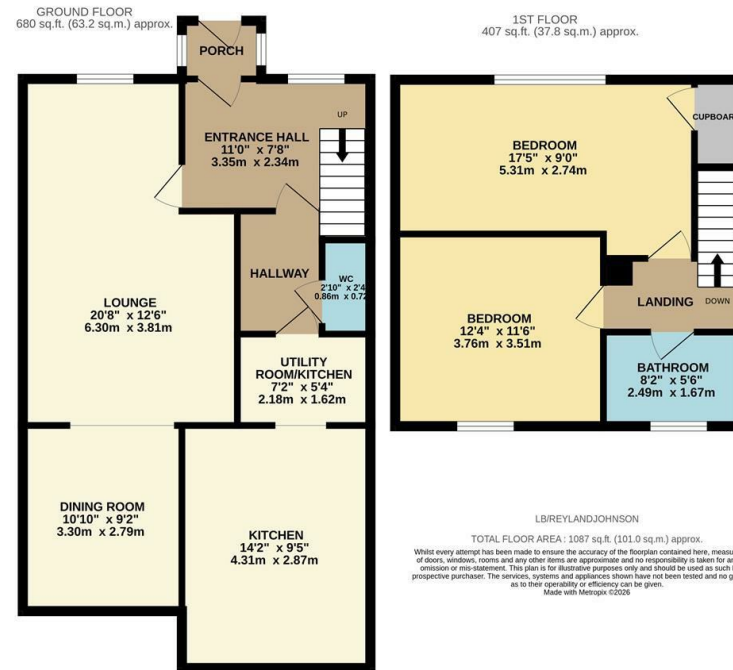
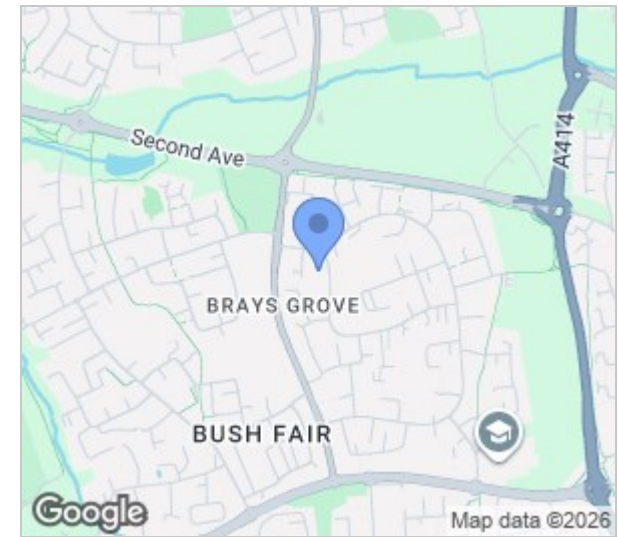


Little Brays, Harlow, CM18 6EP  
£325,000

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# Little Brays, Harlow, CM18 6EP

Offered with NO ONWARD CHAIN is this well presented two double bedroom family home with a large ground floor extension, located in the popular turning of Little Brays. Downstairs there is a porch leading to a large entrance hallway, a huge open plan lounge and dining room, a modern fitted kitchen with a range of wall and base units plus a breakfast bar, a matching utility room/area and a cloakroom/WC. Upstairs there are two double bedrooms with plenty of fitted wardrobes and a family bathroom with a three piece suite plus a separate shower cubicle. The rear garden is mainly laid to artificial lawn with a patio area and large shed, with a small green to the front. Little Brays is located in the popular Bush Fair area of Harlow, within walking distance of excellent local schools, shops and open fields.



Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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