



Kingsland, Harlow, CM18 6XP  
Guide Price £350,000

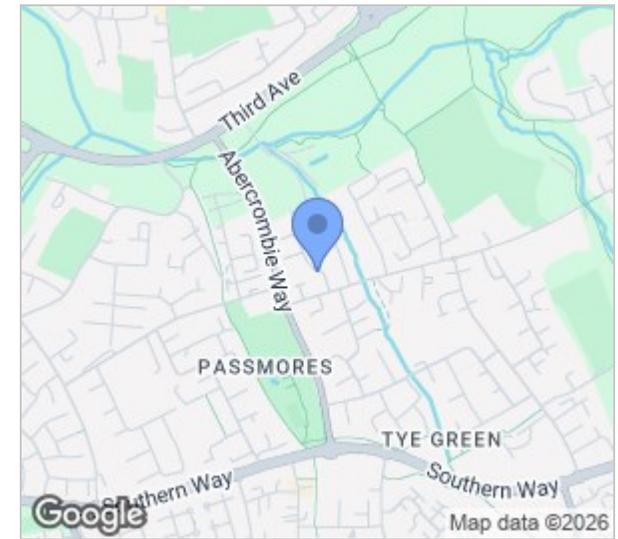
3 1 1 C

A set of white icons on a dark blue background. From left to right: a bed icon with the number '3', a bathtub icon with the number '1', a sofa icon with the number '1', and a lightbulb icon with the letter 'C'.

# Kingsland, Harlow, CM18 6XP

**\*\*Guide Price £350,000 to £375,000\*\***

Offered with NO CHAIN is this immaculately presented, three bedroom family home, located in the popular turning of Kingsland, Harlow. As you enter there is a hallway leading to a large lounge, a beautiful kitchen/diner with a range of fitted wall and base units and a utility room, whilst upstairs there are three good sized bedrooms and a modern family bathroom with a white three piece suite. Outside, the south facing rear garden is mainly laid to lawn with a composite decked seating area, plus a summer house, with a small greed to the front. Kingsland is located between Staple Tye and Harlow Town Centre, with local shops, schools, doctors surgery and open fields within walking distance.



**TOTAL FLOOR AREA: 900 sq. ft. (83.6 sq. m.) approx.**  
 Whilst every attempt has been made to ensure the accuracy of the description contained herein, 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 <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<p><b>Very energy efficient - lower running costs</b></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><b>Not energy efficient - higher running costs</b></p>			
	72	78	
<p><b>Very environmentally friendly - lower CO<sub>2</sub> emissions</b></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><b>Not environmentally friendly - higher CO<sub>2</sub> emissions</b></p>			
England & Wales		England & Wales	
EU Directive 2002/91/EC		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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