

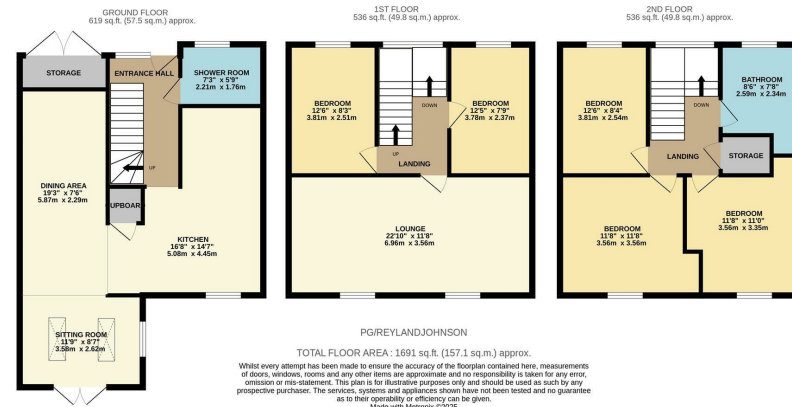
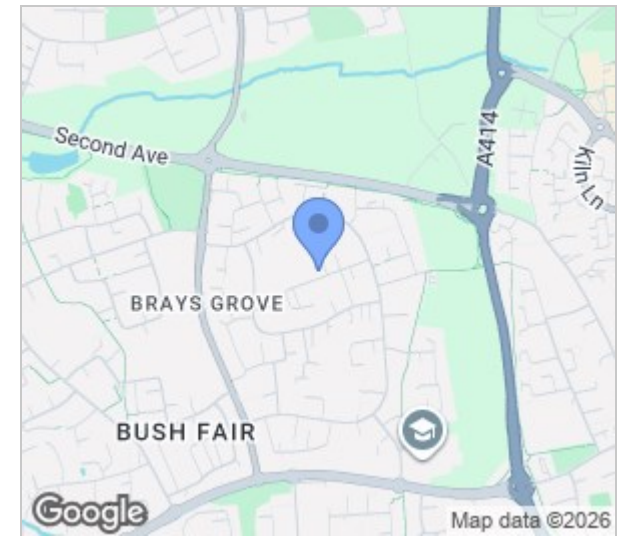


Purford Green, Harlow, CM18 6HN  
£425,000

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# Purford Green, Harlow, CM18 6HN

Offered with no onward chain is this large five double bedroom family home with an outbuilding and driveway, located in a quiet cul-de-sac. On the ground floor there is an entrance hallway leading to a large, open plan kitchen, dining area and sitting room with a range of fitted wall and base units, plus a shower room. On the first floor there is a huge 22ft lounge and two double bedrooms, whilst on the top floor there are three further double bedrooms and a family bathroom with a white three piece suite and separate shower. Outside the rear garden is mainly laid to artificial lawn with a patio area and an outbuilding, with a large driveway to the front. Purford Green is located just off Tumbler Road in the Bush Fair area of Harlow, with excellent local schools, shops and open fields within walking distance.



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	74	80

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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