



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

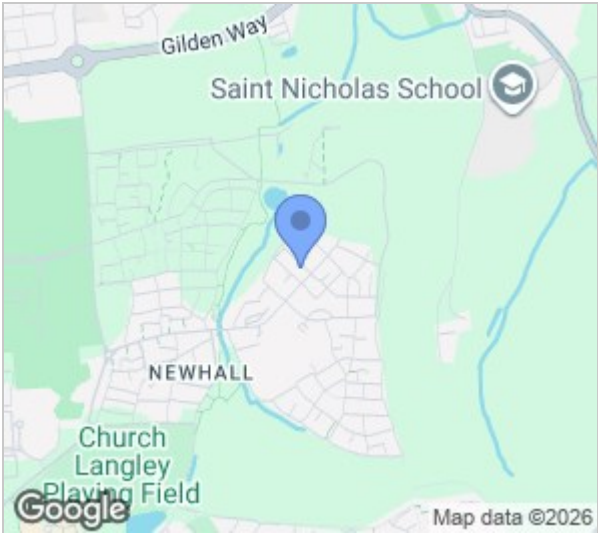
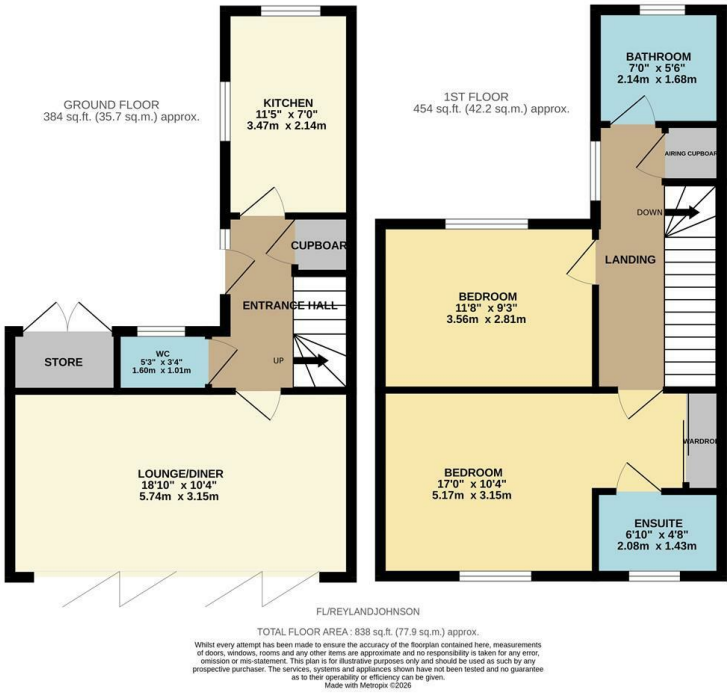




# Forebay Lane, Harlow, CM17 9RS

\*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. Please note there is an estate charge with this property.



| Energy Efficiency Rating                    |                         |             | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---------------------------------------------|-------------------------|-------------|-----------------------------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential   |                                                                 | Current                 | Potential |
| Very energy efficient - lower running costs |                         |             | Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                          |                         | <b>100+</b> | (92 plus) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                            |                         |             | (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                            |                         |             | (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                            |                         |             | (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                            |                         |             | (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                            |                         |             | (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                             |                         |             | (1-20) <b>G</b>                                                 |                         |           |
| Not energy efficient - higher running costs |                         |             | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |             | 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 firms employment has the authority to make or give any representation or warranty in respect of the property.