



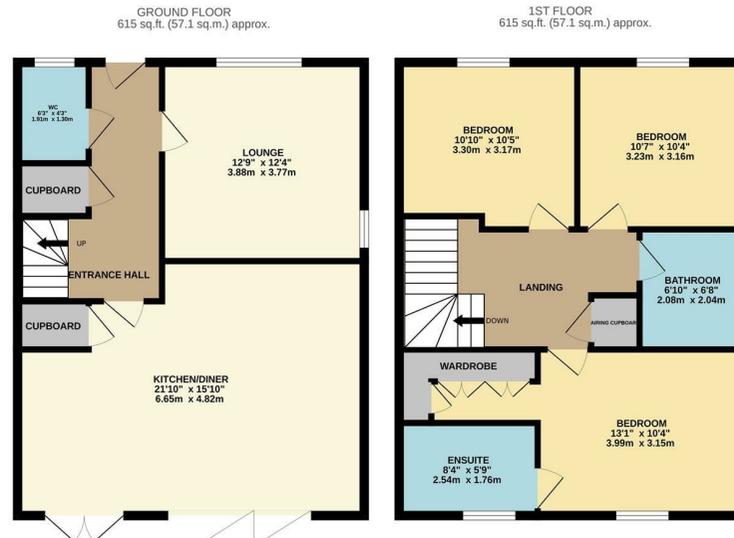
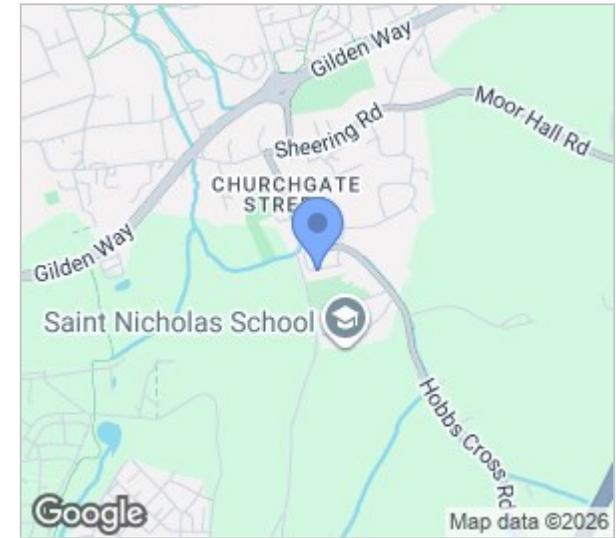
Chantry Gardens, Old Harlow, CM17 0FG
Guide Price £600,000

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Chantry Gardens, Old Harlow, CM17 0FG

Guide Price £600,000 to £625,000

Offered with NO CHAIN is this immaculate, three double bedroom semi detached family home located in a small gated development in the highly desirable area of Churchgate Street, Old Harlow. As you enter there is a hallway leading to a large, open plan kitchen/diner with a range of fitted wall and base units, with integrated appliances, an island and bi-fold doors, a separate lounge and a cloakroom/WC. Upstairs there is a large landing with three double bedrooms, plus a beautiful en-suite and fitted wardrobes to the master, as well as a stunning family bathroom with a white three piece suite. Outside, the south facing rear garden backs onto a school playing field and is mainly laid to lawn with a patio area, shed and side access leading out to the driveway. Chantry Gardens is set behind electric gates with plenty of visitor parking and is located within walking distance of excellent local schools, a shop and open fields, with the M11 junction very close by. Please note there is an estate charge of £35 per month.



CGREYLANDJOHNSON
 TOTAL FLOOR AREA: 1230 sq.ft. (114.2 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of glass, windows, doors 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 ₂) Rating	
Current	Potential	Current	Potential
85	94		
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		Very environmentally friendly - lower CO ₂ emissions (82 plus) A (61-81) B (49-60) C (35-48) D (21-38) E (1-20) F (1-20) G Not environmentally friendly - higher CO ₂ emissions	
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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