



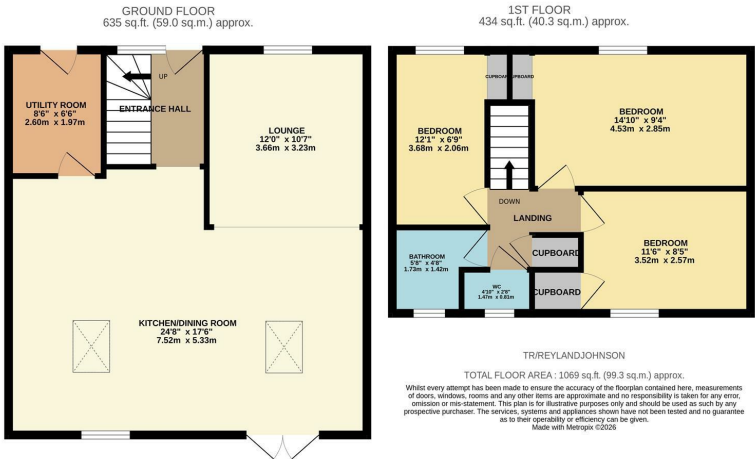
The Readings, Harlow, CM18 7BU
Guide Price £400,000



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****Guide Price £400,000 to £425,000****

This beautifully extended three double bedroom terraced family home is located in the popular turning of The Readings and has the added benefit of a dropped kerb - ready for a large driveway. As you enter there is an entrance hallway leading to a beautiful open plan kitchen, dining room and lounge, complete with a range of modern wall and base units, a breakfast bar and skylights, plus a separate utility room. Upstairs there are three bedrooms and a family bathroom with a separate WC. Outside, the west facing rear garden is laid to artificial lawn, with an outbuilding with power and lights and rear access to additional parking. Please note the garden is currently being finished, with a patio being laid, brick retaining wall built and cladding being put on the outbuilding. The Readings is located just off Tysea Road, within walking distance of local schools, shops, open fields and the Latton Bush Centre, with the M11 close by.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	 7481	England & Wales	EU Directive 2002/91/EC	 AB

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