



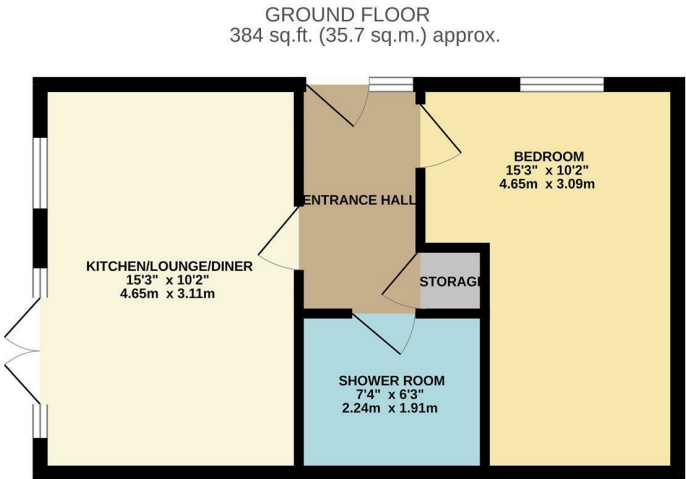
The Magpies, Harlow, CM17 9AW
£260,000



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Offered with NO CHAIN is this one double bedroom BUNGALOW, which includes allocated parking and a private garden, located in a small development of just four properties. Inside, there is an entrance hallway leading to an open plan lounge and modern kitchen with a range of fitted wall and base units, a double bedroom and a beautiful shower room. Outside, the rear garden is laid to patio, with a shed and side access, there is allocated parking to the front. The Magpies is located on Potter Street, with local schools, shops and Harlow Common within walking distance, plus the M11 is close by.

The seller of this property has opted for a secured sale, in which both the buyer and seller will be required to sign a reservation agreement before the property can be removed from the market. For more information please contact the office.



TMREYLANDJOHNSON
TOTAL FLOOR AREA: 384 sq.ft. (35.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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 service, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Floorio (2020)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ 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 firms employment has the authority to make or give any representation or warranty in respect of the property.