



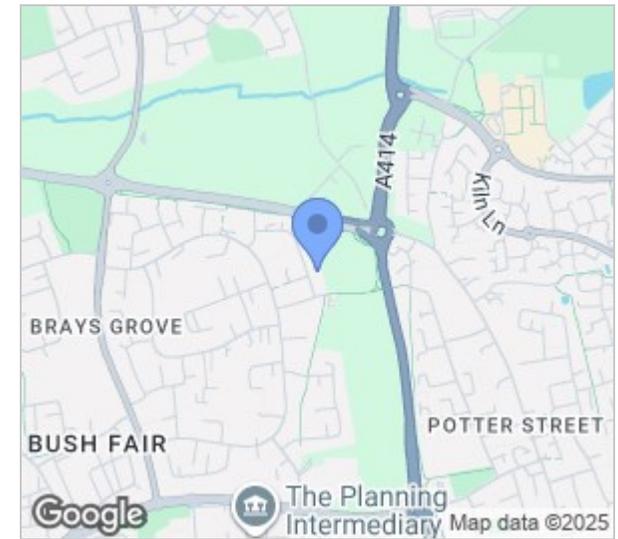
Nicholls Field, Harlow, CM18 6EB
£350,000

3 1 2 D

A set of icons representing property features: a bed icon for 3 bedrooms, a bathtub icon for 1 bathroom, a sofa icon for 2 sofas, and a garage icon with a lightbulb for a double garage.

Nicholls Field, Harlow, CM18 6EB

Located next to a large playing field is this beautifully presented three double bedroom family home, with a south facing garden and open plan feel throughout the ground floor. As you enter there is a hallway leading to a large lounge and dining room, a stunning converted conservatory and a modern kitchen with a range of fitted wall and base units. Upstairs there are three bedrooms and an immaculate family bathroom with a white three piece suite. The rear garden is mainly laid to lawn with a patio and covered decked area to the side, plus a brick built shed and rear access. Nicholls Field is located in the popular Bush Fair area of Harlow, within walking distance of excellent local schools, shops and open spaces.



Energy Efficiency Rating		
	Current	Potential
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		
England & Wales	EU Directive 2002/91/EC	76

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	

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