

Little Cattins, Harlow, CM19 5RH  
Guide Price £315,000

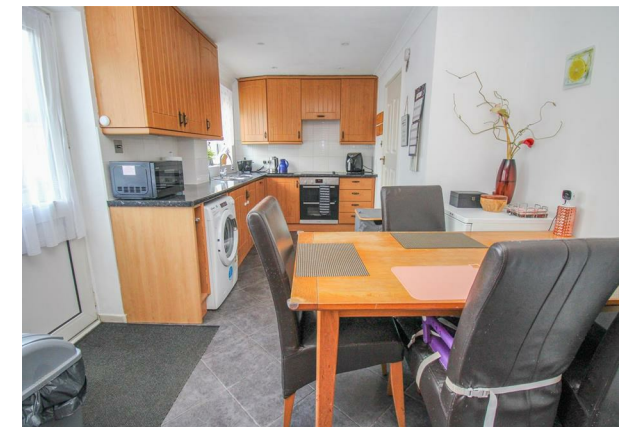
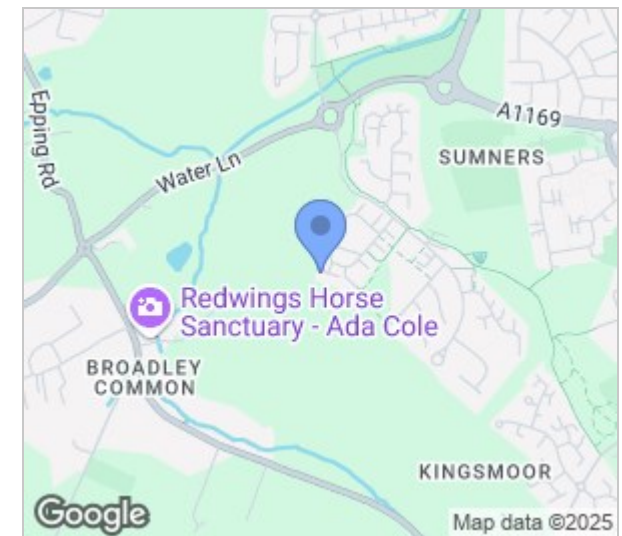
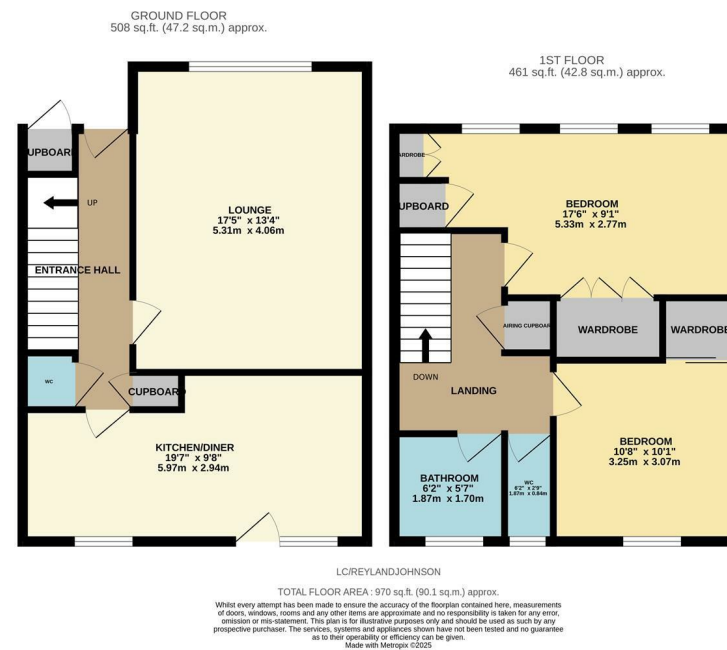





# Little Cattins, Harlow, CM19 5RH


GUIDE PRICE: £315,000 to £325,000

Offered with NO ONWARD CHAIN is this large two double bedroom (can be reconfigured to a three bedroom) staggered terrace family home overlooking greenery to the front and includes a garage. As you enter there is a hallway leading to an extended lounge, a kitchen/diner with a range of fitted wall and base units and a cloakroom/WC. Upstairs there are two large double bedrooms with fitted wardrobes, a shower room and a separate WC. The rear garden has been paved to provide a seating area with direct access into the garage and to the rear. Little Cattins is located in the Sumners area of Harlow, with local schools, shops and open fields close by.



Energy Efficiency Rating		Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>		64	78
<p>EU Directive 2002/91/EC</p> 		<p>England &amp; Wales</p>	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>			
<p>EU Directive 2002/91/EC</p> 		<p>England &amp; Wales</p>	

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