



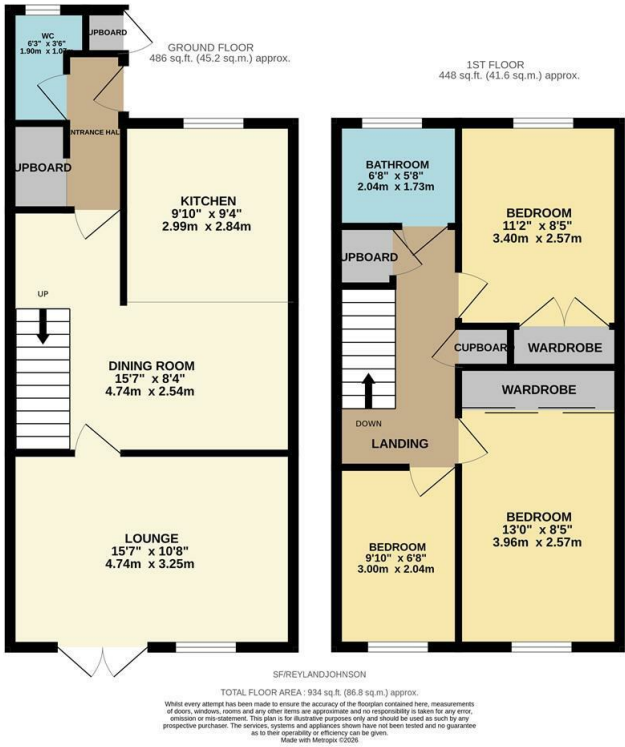
Sycamore Field, Harlow, CM19 5RT
£330,000



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This well presented three bedroom family home is located in the popular cul-de-sac of Sycamore Field, on the outskirts of Harlow and includes a cabin/outbuilding in the garden. As you enter there is a hallway leading to a dining room which opens onto the modern kitchen with a range of fitted wall and base units, a large lounge and a cloakroom/WC. Upstairs there are three bedrooms, two of which have fitted wardrobes and a modern family bathroom with a white three piece suite. Outside, the south west facing rear garden is a mix of patio, artificial lawn and decking, with an outbuilding (currently used as a home office), rear access to the cycle track and a small green. Sycamore Field is located in the Sumners area of Harlow, with schools, shops and open fields within walking distance.

****Please note this property has a completion date estimated November 2026.****



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(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			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 firms employment has the authority to make or give any representation or warranty in respect of the property.