

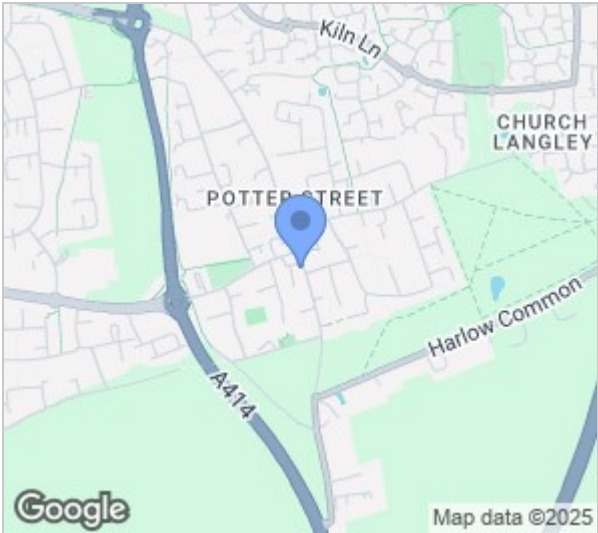
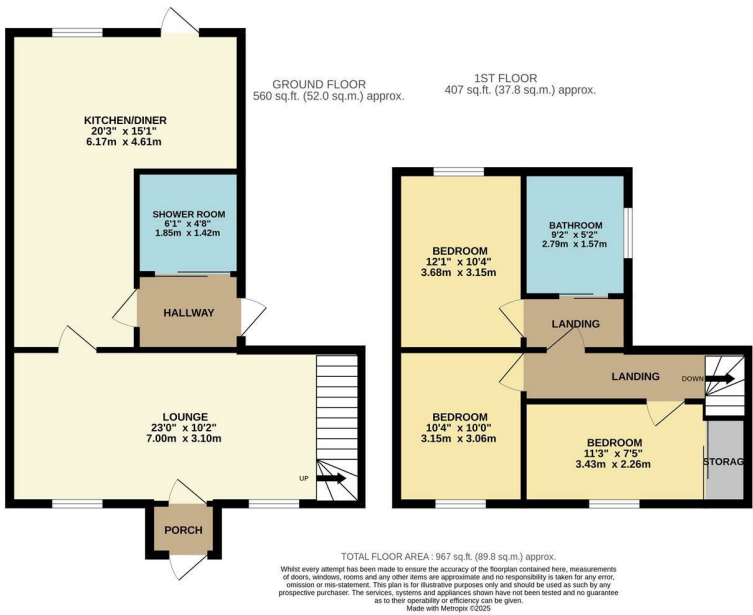


Potter Street, Harlow, CM17 9AW
Guide Price £375,000



Potter Street, Harlow, CM17 9AW

GUIDE PRICE: £375,000 - £395,000. This CHAIN FREE, three bedroom terraced cottage is located in the heart of Potter Street and is well presented throughout. The property boasts a generous size lounge with wood burner, large kitchen/diner with a range of wall and base units with integral appliances and a modern fitted downstairs shower room. Upstairs has three well proportioned double bedrooms and a well maintained family bathroom with a white three piece suite. The garden is mostly laid to lawn set over two levels with a patio area. Potter Street is found in the popular CM17 area of Harlow with local shops, schools and Harlow Common just a stones throw away, plus the M11 motorway junction close by.



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	EU Directive 2002/91/EC		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.