

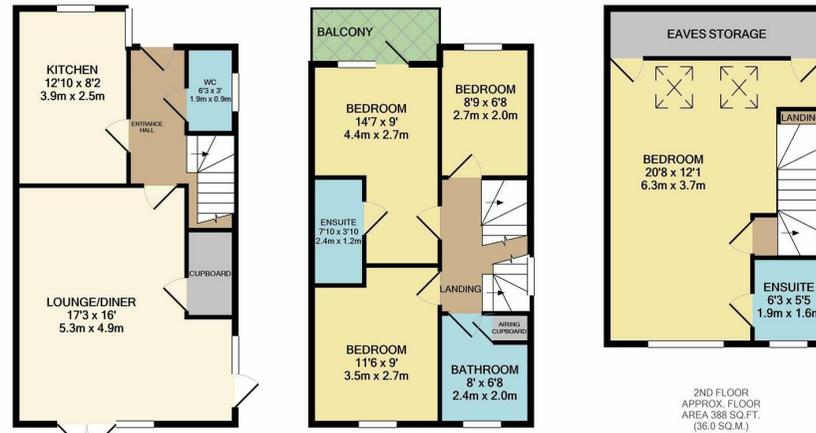


Barnsley Wood Rise, Harlow, CM17 9GG
£1,850 Per Calendar Month

 4  3  1  B

Barnsley Wood Rise, Harlow, CM17 9GG

AVAILABLE end of April is this immaculately presented four bedroom semi detached family home, that was built by Linden Homes. On the ground floor the entrance hallway leads to a large lounge/diner, modern kitchen with a range of fitted wall and base units with integrated appliances and a cloakroom/WC. Upstairs there are three bedrooms with an en-suite and balcony to the original master bedroom (now bedroom two) and a family bathroom with a white three piece suite, while on the top floor is a huge dual aspect master bedroom with a further en-suite. The rear garden is mainly laid to lawn, with decked and patio areas and side access to the driveway for two cars. Barnsley Wood Rise is located just off Sparrowhawk Way, with newly built schools, nurseries, shops, open fields and woodlands only a few minutes walk away. The property is available unfurnished with white goods included.



GROUND FLOOR
APPROX. FLOOR
AREA 459 SQ.FT.
(42.6 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 424 SQ.FT.
(39.4 SQ.M.)

2ND FLOOR
APPROX. FLOOR
AREA 388 SQ.FT.
(36.0 SQ.M.)

BWR/REYLANDJOHNSON
TOTAL APPROX. FLOOR AREA 1271 SQ.FT. (118.1 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, 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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		82	
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			96
(81-91) B		84	
(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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