

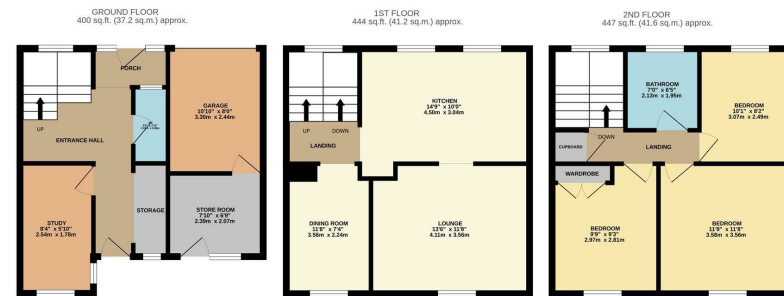
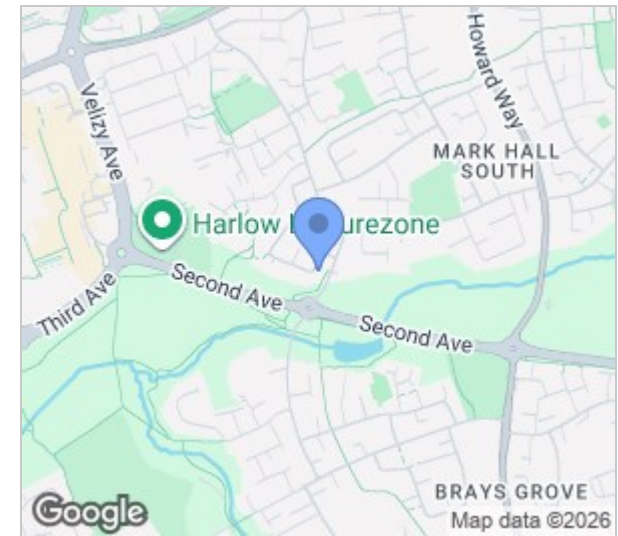


The Downs, Harlow, CM20 3RF  
£425,000

3 1 2 C

# The Downs, Harlow, CM20 3RF

This three double bedroom terraced town house with a driveway for two cars and a garage is immaculately presented throughout and located in the popular area of The Downs. On the ground floor there is a porch leading to an entrance hallway, a study, cloakroom/WC and access to the garage (which has been split into two rooms). Upstairs there is a stunning kitchen/diner with a range of fitted wall and base units and a bright lounge and a separate dining room, whilst on the top floor there are three double bedrooms and a family bathroom with a three piece suite and shower cubicle. Outside, the rear garden is mainly laid to lawn, with a patio area and shed, with the driveway for two cars to the front. The Downs is ideally located within walking distance of excellent local schools, Harlow Town Centre and open fields.



TD/REYLANDJOHNSON

TOTAL FLOOR AREA: 1292 sq.ft. (120.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		72	82
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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