

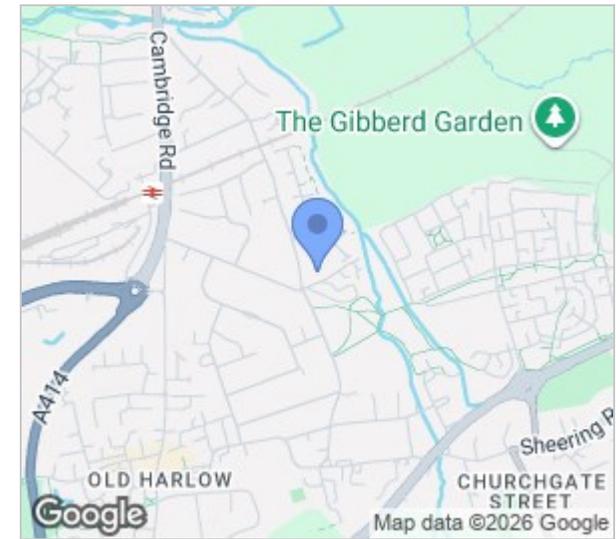


Guilfords, Old Harlow, CM17 0HU
£1,600 Per Month

3 1 2 C

Guilfords, Old Harlow, CM17 0HU

A large three bedroom end terrace family home found within a quiet cul-de-sac in the popular turning of Guilfords, Old Harlow. The property comprises a porch leading to an open plan entrance hallway and lounge, a modern kitchen/diner with a range of fitted wall and base units and a cloakroom/WC. On the first floor are three bedrooms and a modern family bathroom with a white three piece suite. The rear and side gardens are mainly laid to lawn with a decked area, rear access to the parking area and a large shed. Guilfords is located within walking distance to Harlow Mill Train Station, Old Harlow High Street, excellent local schools and open fields. Available at the END OF FEB on a UNFURNISHED basis.



GROUND FLOOR
APPROX. FLOOR AREA 524 SQ.FT.
(48.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR AREA 507 SQ.FT.
(47.1 SQ.M.)

GF/REYLANDJOHNSON
TOTAL APPROX. FLOOR AREA 1031 SQ.FT. (95.8 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		
(81-91) B		
(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		
(81-91) B		
(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	

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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