

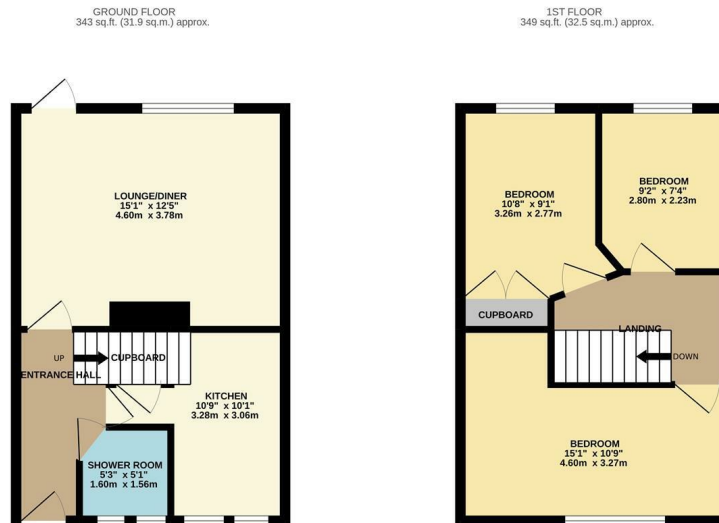
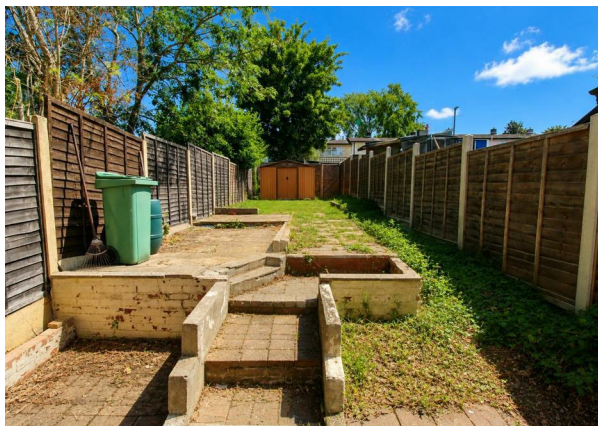


Canons Brook, Harlow, CM19 4EG
£280,000

3 1 1 D

Canons Brook, Harlow, CM19 4EG

Offered for sale with no onward chain is this recently redecorated three bedroom end of terrace house close to the town centre. The property comprises an entrance hall leading to a modern kitchen with a range of fitted wall & base level units, ground floor shower room, lounge/diner, landing and three bedrooms. Outside the rear garden is mostly paved with a lawn area and rear access. Canons Brook is located close to Harlow Town centre and Princess Alexandra hospital and also benefits from local schools nearby. Chain Free. (Agents Note: This property is classed as non-standard construction and this will need to be notified to your mortgage broker before viewing)



REYLANDJOHNSONCB
 TOTAL FLOOR AREA - 692 sq.ft. (64.3 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of flats, 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			88
(69-80) C			
(55-68) D		65	
(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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