

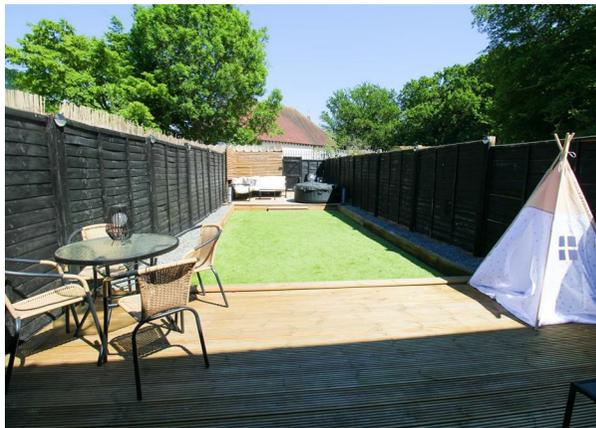


Chapel Fields, Harlow, CM17 9EH
£325,000

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Chapel Fields, Harlow, CM17 9EH

A well presented two bedroom terraced house with potential for driveway (subject to planning permission). The property comprises an entrance hall leading to a lounge/diner, kitchen with a modern range of fitted wall & base level units, landing, two double bedrooms, family bathroom with a white suite and a separate WC. Outside the rear garden is laid to AstroTurf lawn with decking areas. Chapel Fields is a popular area located just off of Potter Street offering local shops, schools and Harlow common close by. Other benefits include easy access to the M11 motorway via the A414.



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TOTAL FLOOR AREA: 651 sq. ft. (60.5 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 guidance purposes only and should be used as such for 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		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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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