



Pennymead, Harlow, CM20 3HU  
Guide Price £375,000

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# Pennymead, Harlow, CM20 3HU

**\*\*Guide Price £375,000 - £395,000\*\***

This well presented three bedroom home is located in the popular Mark Hall South area of Harlow and includes a large driveway for multiple vehicles. The property comprises an entrance hallway leading to a modern fitted kitchen with a range of fitted wall & base level units and dining area, lounge, study area, ground floor WC, conservatory, landing, three double bedrooms and a family bathroom with a white three piece-suite suite. Outside the rear garden is southerly facing and is mostly laid to patio. Pennymead is a popular area located close to The Stow which offers local shops and schools nearby. Chain Free.



REYLAND:JOHNSON:PM  
 TOTAL FLOOR AREA - 975 sq. ft. (90.6 sq. m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplans 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>		<b>78</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>57</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
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		
(82 plus) <b>A</b>		
(61-81) <b>B</b>		
(49-60) <b>C</b>		
(35-68) <b>D</b>		
(29-54) <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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