



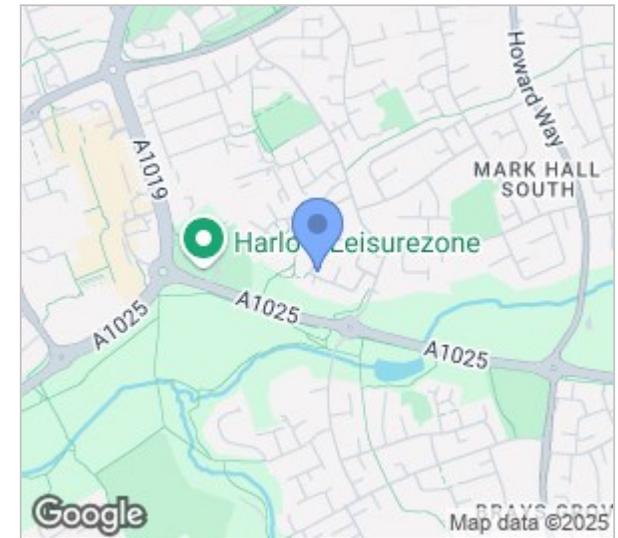
The Downs, Harlow, CM20 3RG
Guide Price £375,000

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The Downs, Harlow, CM20 3RG

Guide Price £375,000 to £400,000

Located within walking distance of Harlow Town Centre is this well presented four double bedroom end terrace town house. As you enter there is a hallway leading an open plan dining room and modern kitchen with a range of fitted wall and base units, a utility room and a shower room. On the first floor there is a large lounge, a double bedroom and a stunning family bathroom, whilst on the top floor there are three further double bedrooms. Outside, the rear garden is mainly laid to artificial lawn, with a patio area, shed and side access. The Downs is located just off Maddox Road, with local schools, shops and open fields within walking distance.



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TOTAL FLOOR AREA: 1111 sq.ft. (103.2 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) 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	72	84

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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