

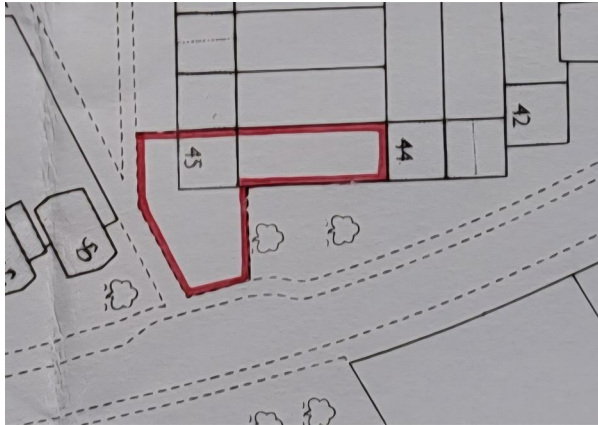
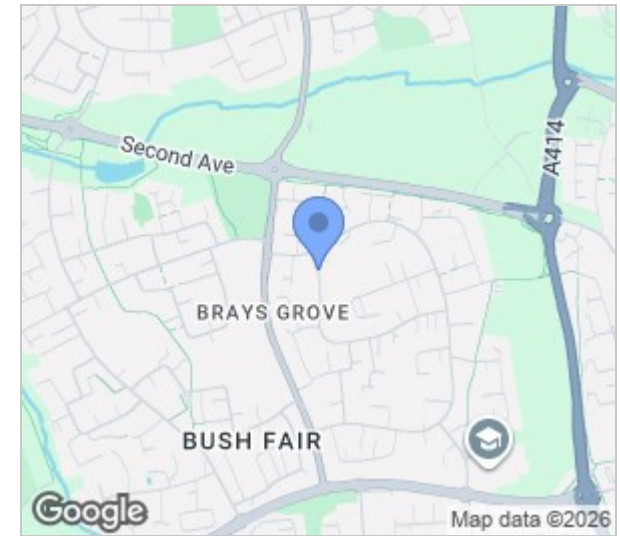


Little Brays, Harlow, CM18 6EP
£290,000

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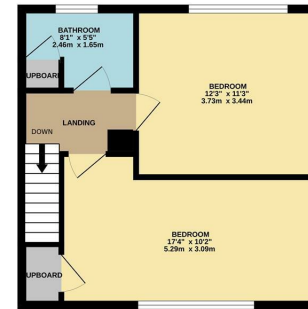
Offered for sale with no onward chain is this two double bedroom end of terrace house with additional plot to the side (please see pictures for further details). The property itself comprises an entrance hall leading to a lounge, dining area, kitchen with fitted units and a storage/coal shed with potential to convert to a downstairs w/c as other houses have done in the same terrace. The first floor offers two good sized bedrooms and a bathroom with a three piece-suite. Outside the rear garden is mostly laid to lawn with side access. The property offers a large plot to the side that could offer more garden space or an extension (subject to planning permission). Little Brays is a popular area located close to Bush Fair which offers a range of local shops and schools nearby. Chain Free.



GROUND FLOOR
392 sq.ft. (36.4 sq.m.) approx.



1ST FLOOR
396 sq.ft. (36.7 sq.m.) approx.



REYLAND:JOHNSON:LB

TOTAL FLOOR AREA: 787 sq.ft. (73.1 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 is to their operability or efficiency can be given. Made with Metropix iC026.



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.

T. 01279 216216 E. info@rjestateagents.co.uk

1 Acorn Mews, Harlow, Essex, CM18 6NA www.rjestateagents.co.uk