



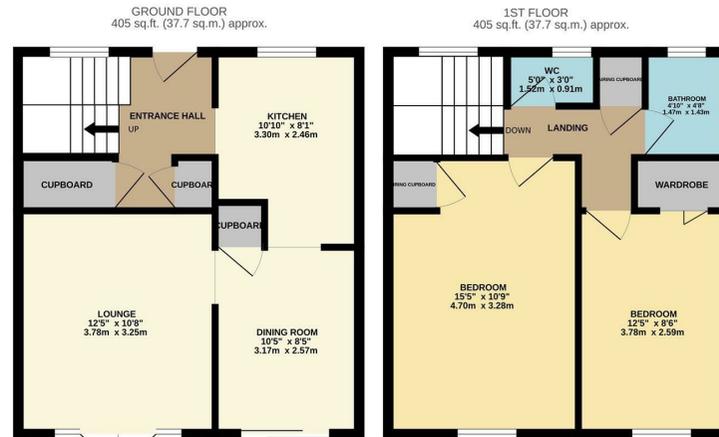
Little Cattins, Harlow, CM19 5RJ
Guide Price £300,000

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Little Cattins, Harlow, CM19 5RJ

****Guide Price £300,000 to £320,000****

Located on the outskirts of Harlow is this immaculately presented, two double bedroom family home. On the ground floor there is an entrance hallway leading to a stunning kitchen with a range of fitted wall and base units, a dining room and a large lounge, whilst upstairs there are two large double bedrooms and a modern family bathroom with a separate WC. Outside, the south westerly facing rear garden is mainly laid to lawn with a patio area, shed and rear access. Little Cattins is located in the popular Summers development in Harlow, with local schools, shops and open fields within walking distance.



LC/REYLANDJOHNSON
 TOTAL FLOOR AREA : 811 sq.ft. (75.3 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		71	80
	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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