

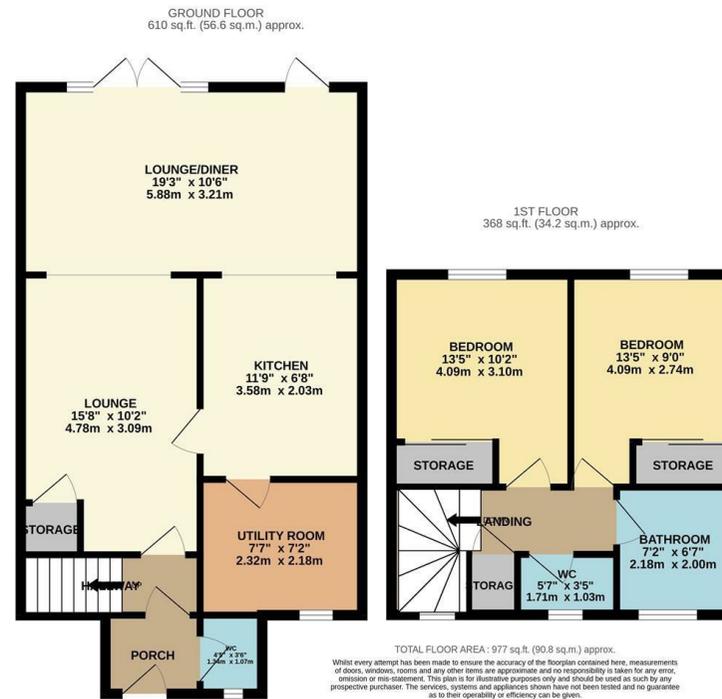


Halling Hill,, Harlow, CM20 3JP
£350,000

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This well presented two double bedroom terraced home with a ground floor rear extension and a driveway for two cars is located in the ideal location of Halling Hill, Harlow. The property comprises an entrance hallway with downstairs cloakroom leading to a lounge/diner, well maintained kitchen with a range of fitted wall & base level units and utility room. Upstairs there are two double bedrooms with built in wardrobes, family bathroom and a separate W/C. The good size south facing rear garden is mainly laid to lawn with outside cabin currently being used as an office, whilst to the front is a driveway for two cars. Halling Hill is found perfectly located in the centre of Harlow, within walking distance of excellent local schools, the town park, train station, town centre and Princess Alexandra Hospital.



| 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 |

Current Energy Rating: **85**
 Potential Energy Rating: **71**

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