



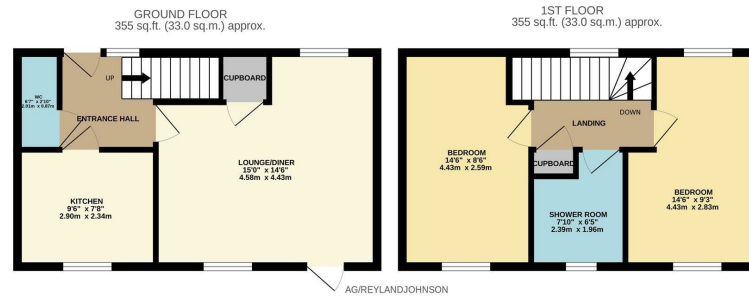
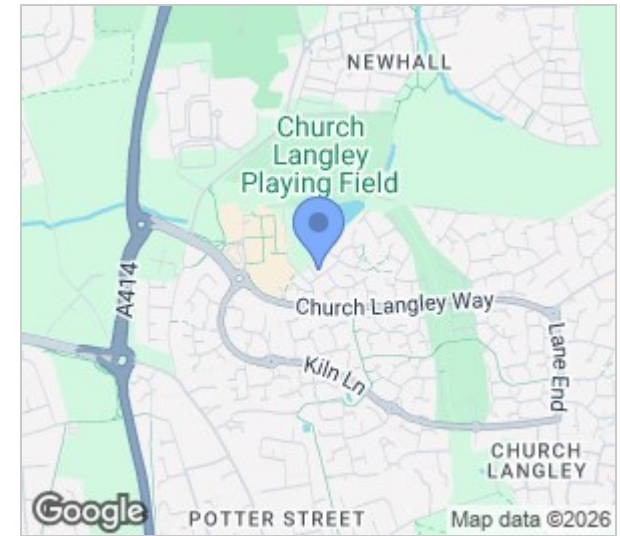
Aynsley Gardens, Harlow, CM17 9PB
Guide Price £300,000

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Aynsley Gardens, Harlow, CM17 9PB

Guide Price £300,000 to £325,000

Offered with NO ONWARD CHAIN is this two double bedroom family home with a driveway, located in a quiet cul-de-sac in the popular Church Langley development. On the ground floor there is an entrance hallway leading to a large lounge/diner, a kitchen with a range of fitted wall and base units and a cloakroom/WC, whilst on the first floor there are two double bedrooms and a shower room. Outside, the rear garden is laid to lawn and decking with mature shrubs and plants, with a driveway and garden to the front. Aynsley Gardens is located just off Chamberlain Close, just a short walk from local schools, shops and open fields. Please note there is an estate charge with this property approximately £320 per annum.



AGIREYLANDJOHNSON
 TOTAL FLOOR AREA: 711 sq.ft. (66.0 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 | |

| 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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