



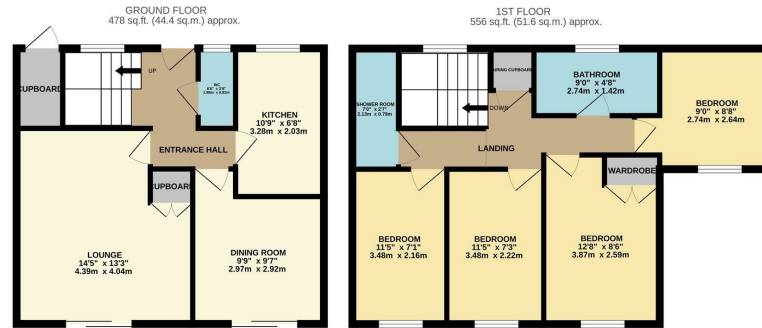
Moorfield, Harlow, CM18 7QH  
Guide Price £300,000

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# Moorfield, Harlow, CM18 7QH

GUIDE PRICE £300,000 - £325,000

This CHAIN FREE, large than average four bedroom family home is found in the popular turning of Moorfield, Harlow. On the ground floor there is an entrance hallway leading to a kitchen with a range of fitted wall and base units, a lounge, separate dining room and a cloakroom/WC. Upstairs there are four bedrooms, a family bathroom with a white three piece suite and a separate shower room. Outside, the rear garden is mainly laid to lawn with a small patio area and outside shed. Moorfield is located in the Staple Tye area of Harlow, with local schools, shops and open fields within walking distance.



MF/REYLANDJOHNSON

TOTAL FLOOR AREA - 1033 sq.ft. (96.0 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	83	71

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(82 plus) A			
(61-81) B			
(49-60) C			
(35-48) D			
(20-34) E			
(12-19) F			
(1-11) G			
Not environmentally friendly - higher CO <sub>2</sub> 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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