



Great Brays, Harlow, CM18 6DL
Guide Price £275,000

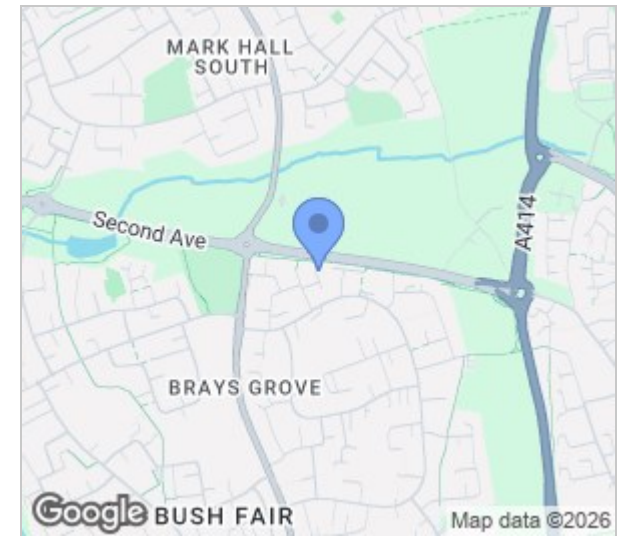
2 1 1 C

A set of icons representing the property's features: a bed icon for 2 bedrooms, a bathtub icon for 1 bathroom, a sofa icon for 1 living room, and a lightbulb icon for central heating (C).

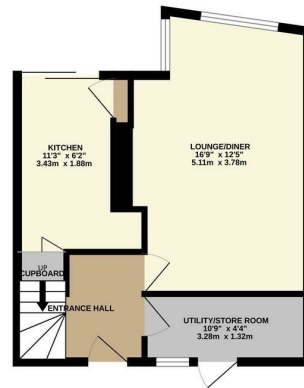
Great Brays, Harlow, CM18 6DL

**** (Guide Price £275,000 - £285,000) ****

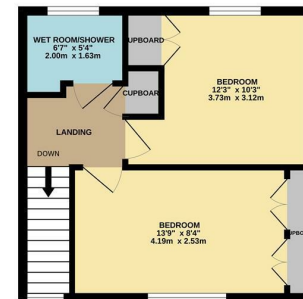
Offered for sale with no onward chain is this two double bedroom terraced house. The property comprises an entrance hall leading to a lounge/diner, kitchen with a range of fitted wall & base level units, utility/store room, landing, two double bedrooms and a wetroom/shower room. Outside the rear garden is southerly facing and is mostly laid to lawn with a patio area. Great Brays is a popular area located close to Bush Fair which benefits from local shops, schools and playing fields nearby. Chain Free.



GROUND FLOOR
365 sq.ft. (33.9 sq.m.) approx.



1ST FLOOR
339 sq.ft. (31.5 sq.m.) approx.



REYLAND:JOHNSON:GB

TOTAL FLOOR AREA: 703 sq.ft. (65.4 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 given 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		70	76
(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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