



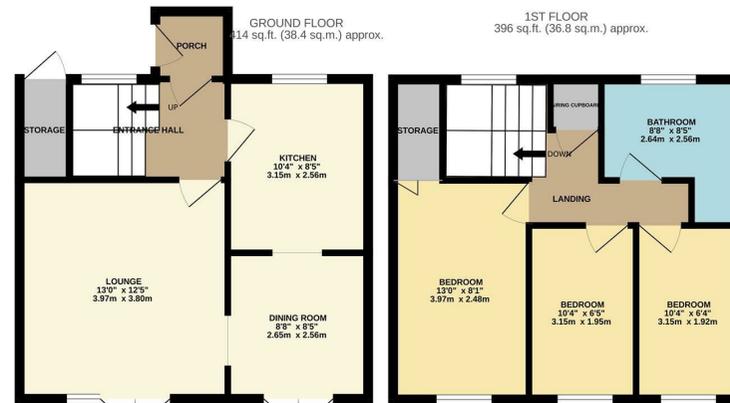
Moorfield, Harlow, CM18 7QL
Offers Over £300,000

3 1 2 C

A set of property feature icons: a bed icon, a bathtub icon, a sofa icon, and a lightbulb icon. The numbers 3, 1, 2, and C are placed next to the bed, bathtub, sofa, and lightbulb icons respectively.

Moorfield, Harlow, CM18 7QL

This three bedroom terraced family home is immaculately presented throughout and includes a south facing, un-overlooked rear garden. The property comprises a porch leading to an entrance hallway, large lounge, modern fitted kitchen with a range of wall and base units with some integrated appliances and a dining room, while on the first floor are three bedrooms with fitted wardrobes to the master and a stunning family bathroom with a white three piece suite and separate shower cubicle. Outside the south facing rear garden is mainly laid to artificial lawn, with a patio area and shed with power and light. Moorfield is located close to Staple Tye, with local schools, shops, open fields and Parndon Wood Nature Reserve within walking distance.



M/REYLANDJOHNSON
 TOTAL FLOOR AREA: 810 sq.ft. (75.2 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		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A		Very environmentally friendly - lower CO ₂ emissions (92 plus) A	
(81-91) B	86	(81-91) B	
(69-80) C	71	(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

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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