



Little Brays, Harlow, CM18 6EP
Guide Price £300,000

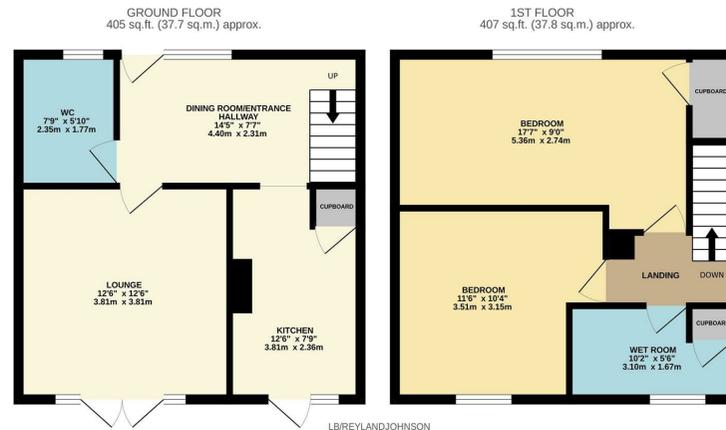
2 1 2 C

A set of icons representing property features: a bed icon followed by the number 2, a bathtub icon followed by the number 1, a sofa icon followed by the number 2, and a lightbulb icon followed by the letter C.

Little Brays, Harlow, CM18 6EP

****Guide Price £300,000 to £315,000****

This well presented two double bedroom CHAIN FREE family home is located in the popular area of Little Brays, and includes a brick built outbuilding which would be an ideal home office or gym. As you enter there is a dining room/hallway leading to a large lounge, stunning kitchen with a range of fitted wall and base units and a cloakroom/WC, whilst upstairs there are two large double bedrooms and a wet room. Outside, the rear garden is mainly laid to lawn with a patio area and a brick built outbuilding, with a small green to the front of the property. Little Brays is located in the popular Bush Fair area of Harlow, within walking distance of excellent local schools, shops and open fields.



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		70	75
	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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