

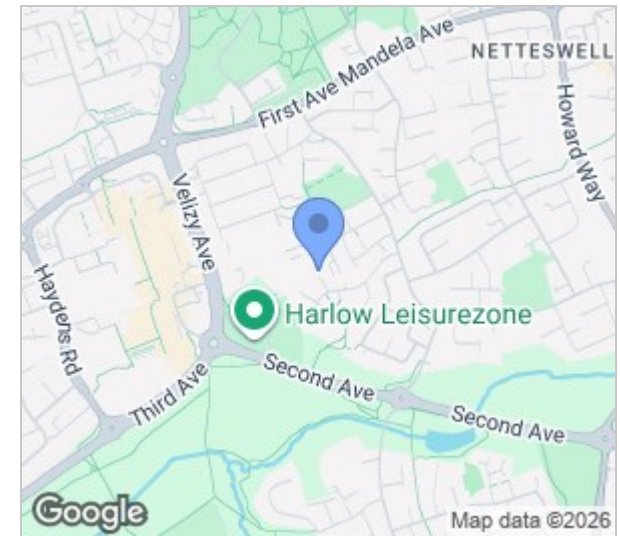


Green Hills, Harlow, CM20 3SZ  
£335,000

3 1 2 D

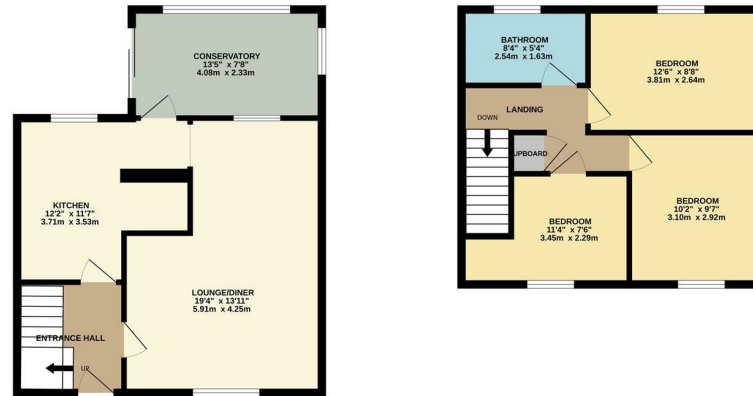
# Green Hills, Harlow, CM20 3SZ

Located within the quiet cul-de-sac of Green Hills is this well presented three bedroom end of terrace house with a conservatory. The property comprises an entrance hall leading to a lounge/diner, kitchen with a range of fitted wall & base level units with work-surface areas, conservatory, landing, three bedrooms and a family bathroom with a white three piece-suite. Outside the rear garden offers patio and AstroTurf lawn areas as well as rear access. Green Hills is a popular location found close to Harlow town centre offering local shops and schools nearby.



GROUND FLOOR  
513 sq.ft. (47.7 sq.m.) approx.

1ST FLOOR  
416 sq.ft. (38.6 sq.m.) approx.



REYLANDJOHNSONH

TOTAL FLOOR AREA: 929 sq.ft. (86.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of all 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. Made with Metreapp ©2021.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(81-91) <b>A</b>	
(81-91) <b>B</b>		(69-80) <b>B</b>	
(69-80) <b>C</b>		(55-68) <b>C</b>	
(55-68) <b>D</b>		(39-54) <b>D</b>	
(39-54) <b>E</b>		(21-38) <b>E</b>	
(21-38) <b>F</b>		(1-20) <b>F</b>	
(1-20) <b>G</b>		Not environmentally friendly - higher CO <sub>2</sub> emissions	
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

Energy Efficiency Rating: **65** (Current), **83** (Potential)

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.

T. 01279 216216 E. info@rjestateagents.co.uk

1 Acorn Mews, Harlow, Essex, CM18 6NA www.rjestateagents.co.uk