



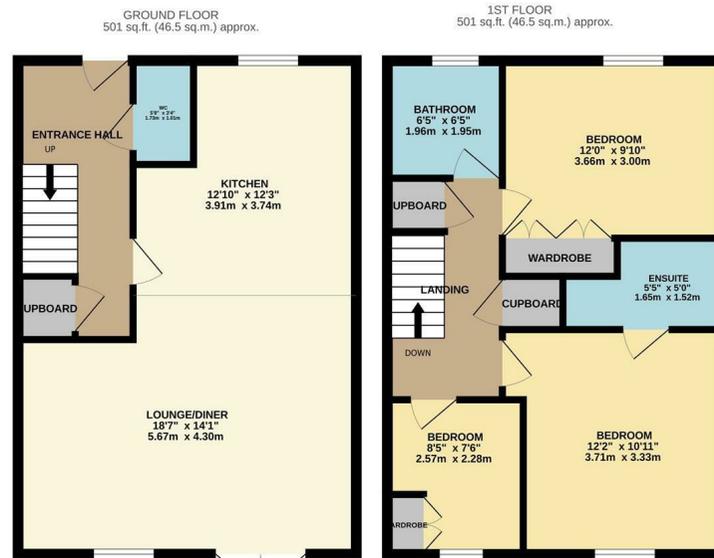
Harrowbond Road, Harlow, CM17 9NP
Guide Price £425,000

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Harrowbond Road, Harlow, CM17 9NP

****Guide Price £425,000 to £450,000****

Offered with NO CHAIN is this immaculately presented three bedroom link detached family home, located in the highly desirable area of Newhall and includes parking for two cars. On the ground floor there is an entrance hallway leading to a large open plan space, with a lounge/diner and modern kitchen with a range of fitted wall and base units with some integrated appliances, plus a cloakroom/WC. Upstairs there are three bedrooms, with a large ensuite shower room to the master plus a beautiful family bathroom. Outside, the rear garden is mainly laid to artificial lawn, with a patio area and mature plants, with the parking spaces to the side of the house. Harrowbond Road is found just off Canopy Lane, within walking distance of excellent local schools, shops and cafes and open fields, plus the M11 and Train Station are close by. Please note this property is subject to a development charge.



HRIREYLANDJOHNSON
 TOTAL FLOOR AREA: 1002 sq.ft. (93.1 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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			88
(69-80) C		76	
(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		

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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