

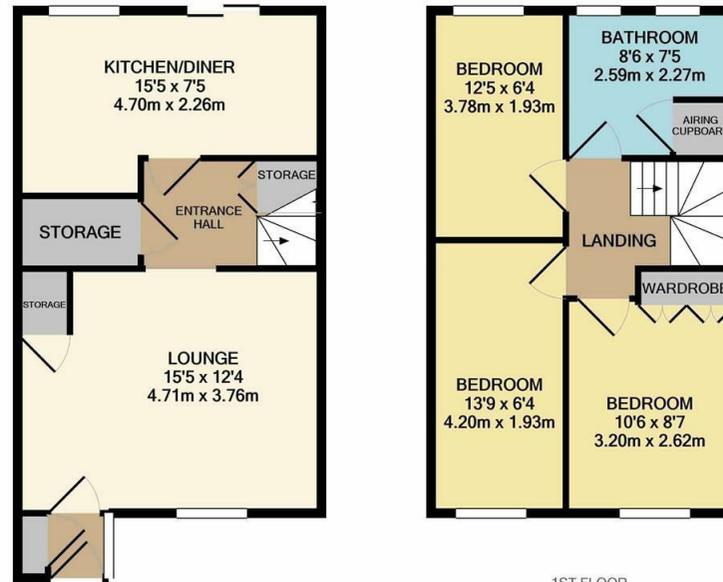


Sycamore Field, Harlow, CM19 5RX
£325,000

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Sycamore Field, Harlow, CM19 5RX

A well presented, three bedroom terraced home situated on the edge of town. The property has an entrance porch, good size lounge and a kitchen/diner which has a range of fitted wall and base units and also has French doors opening onto the garden. The first floor has a large modern bathroom and three bedrooms and the garden is landscaped and has a brick-built shed and rear access. Sycamore Field is a popular location within the Sumners development and has the benefits of local shops, schooling and Doctors surgery.



GROUND FLOOR
APPROX. FLOOR
AREA 407 SQ.FT.
(37.8 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 392 SQ.FT.
(36.4 SQ.M.)

REYLANDJOHNSON/FPS
TOTAL APPROX. FLOOR AREA 799 SQ.FT. (74.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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	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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