



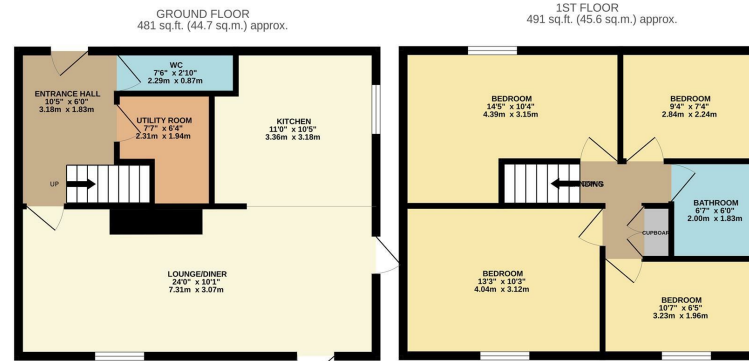
Abbotsweld, Harlow, CM18 6TP  
Guide Price £400,000

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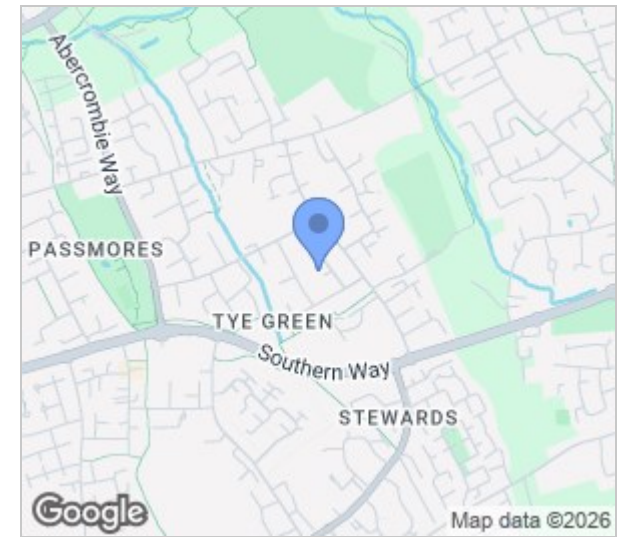
# Abbotsweld, Harlow, CM18 6TP

**\*\*Guide Price £400,000 to £425,000\*\***

This beautifully presented four bedroom family home includes a corner plot garden and potential for a driveway to the rear. On the ground floor there is an entrance hallway leading to a stunning, open plan lounge/diner and kitchen with a range of fitted wall and base units, a breakfast bar and a media wall, plus a utility room and a cloakroom/WC. Upstairs there are four good sized bedrooms and a family bathroom with a white three piece suite and underfloor heating. Outside, the split rear garden is mainly laid to lawn with a patio area, garage/outbuilding and potential for a driveway, with rear access leading out to further parking bays, plus there is a small green to the front. Abbotsweld is located just off Partridge Road, between Bush Fair and Staple Tye, with local schools, shops and open fields within walking distance.



AWIREYLANDJOHNSON  
 TOTAL FLOOR AREA: 972 sq.ft. (90.3 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		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	76	81

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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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