



East Park, Old Harlow, CM17 0SB  
Guide Price £325,000

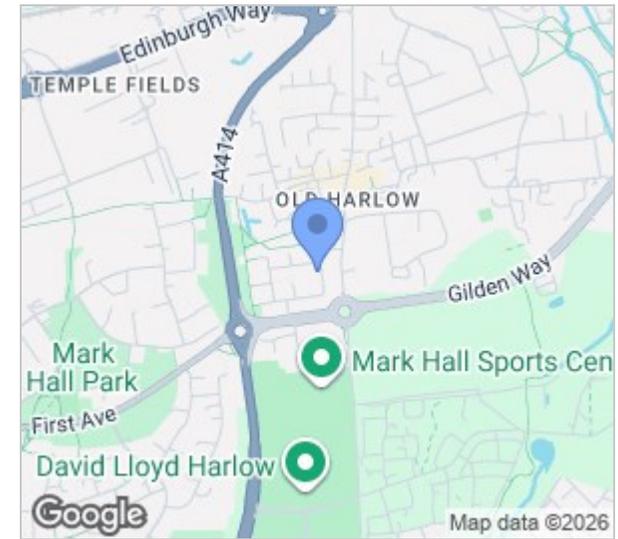
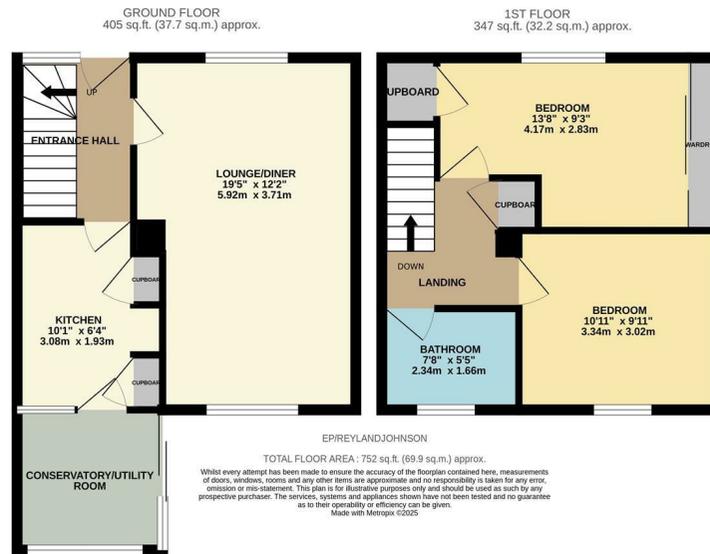
2 1 1 C

A set of icons representing property features: a bed icon for 2 bedrooms, a bathtub icon for 1 bathroom, a sofa icon for 1 living room, and a lightbulb icon for central heating (C).

# East Park, Old Harlow, CM17 0SB

Guide Price £325,000 to £350,000

Located in the highly desirable cut-de-sac of East Park, within walking distance of Old Harlow High Street and Harlow Mill Train Station, is this well presented two double bedroom family home with a large rear garden. As you enter there is a hallway leading to a modern kitchen with a range of fitted wall and base units, a large lounge/diner and a utility room, whilst upstairs there are two double bedrooms with fitted wardrobes to the master and a beautiful family bathroom with a white three piece suite. The rear garden is mainly laid to lawn with patio and gravel areas, as well as a shed and rear access. East Park boasts excellent amenities just a stones throw away, with local schools, shops and open fields.



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 <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.

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

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