



Pennymead, Harlow, CM20 3HX
Guide Price £300,000

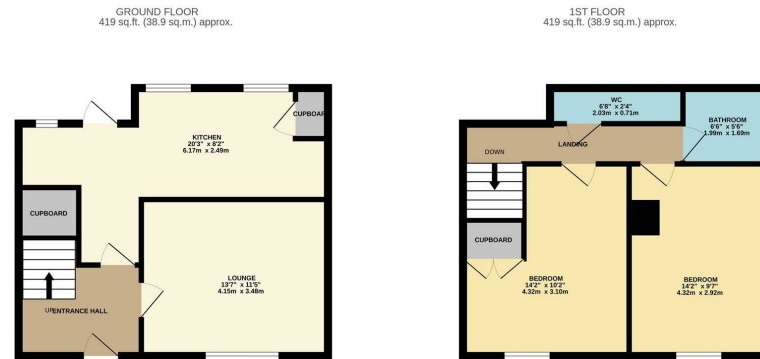
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Pennymead, Harlow, CM20 3HX

**** (Guide Price £300,000 - £315,000) ** Great First Time Buy Or Investment Opportunity.**

Offered for sale with no onward chain is this two bedroom terraced house with potential for a driveway (subject to planning permission). The property comprises an entrance hall leading to a lounge, kitchen with a range of fitted wall & base level units with work-surface areas, landing, two double bedrooms and a bathroom with a white three piece-suite with an additional separate WC. Outside the rear garden is mostly laid to lawn with a patio area. Pennymead is a popular area located close to The Stow which offers a range of local shops and schools nearby. Chain Free.

**** Agents Note: This property also currently holds a HMO licence for 3 rooms with a maximum of 5 occupants for any interested investment buyers ****



REYLANDJOHNSONIPM
TOTAL FLOOR AREA: 838 sq. ft. (77.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan compared with 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		
		87
		68
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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