

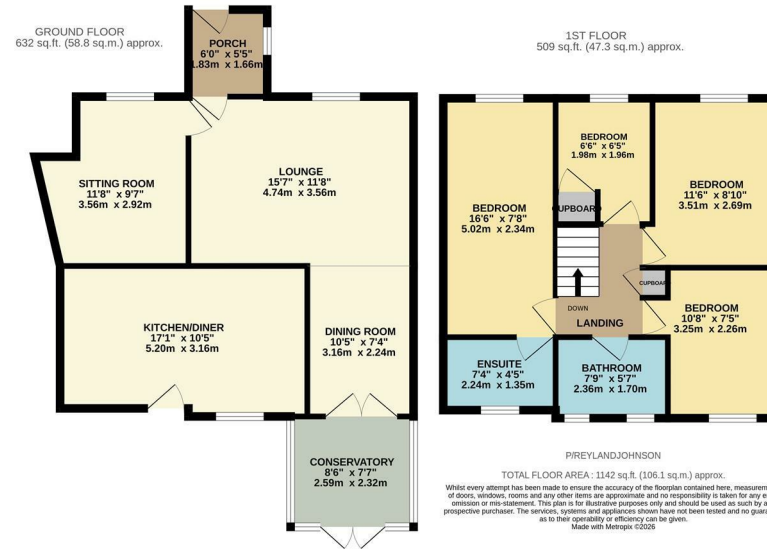


Peacocks, Harlow, CM19 5NY  
£425,000

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# Peacocks, Harlow, CM19 5NY

Located in a quiet cul-de-sac is this beautifully presented, four bedroom extended family home with a south facing rear garden. As you enter there is a bright porch leading to a large lounge which opens onto a dining area, a beautiful kitchen/diner with a range of fitted wall and base units, plus integrated appliances and a breakfast bar, a conservatory and a sitting/games room (formerly the garage which could also be used as a bedroom). Upstairs there are four bedrooms, with a beautiful en-suite to the master and a family bathroom with a modern white three piece suite. Outside, the south facing rear garden is mainly laid to artificial lawn, with a large patio and shed. Peacocks is located in the popular Katherines area of Harlow, on the outskirts of town, with local schools, shops and open fields within walking distance.



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		74	79
	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		

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