



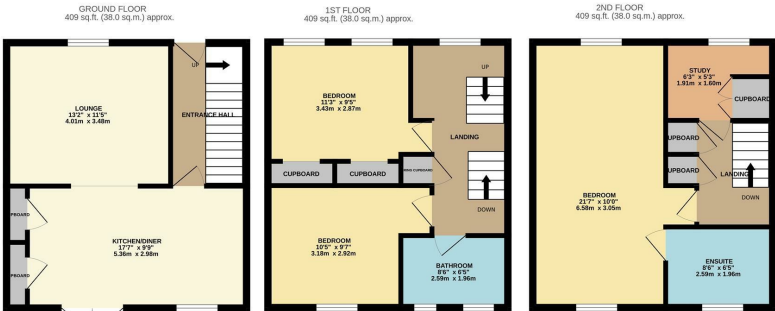
Little Cattins, Harlow, CM19 5RH
Guide Price £375,000



Little Cattins, Harlow, CM19 5RH

Guide Price £375,000 to £400,000

Located at the end of a quiet cul-de-sac is this well presented three DOUBLE bedroom family home, with a stunning loft extension and rear parking. On the ground floor there is an entrance hallway leading to a modern kitchen/diner with a range of fitted wall and base units and a bright lounge, whilst upstairs there are two double bedrooms and a family bathroom with a white three piece suite plus separate shower. On the top floor there is a huge master bedroom (which could be separated into two bedrooms) with a stunning en-suite, plus a separate office/study. Outside, the rear garden is mainly laid to lawn with a patio area, shed and rear access to the driveway parking. Little Cattins is located in the popular Sumners development in Harlow, with local schools, shops and open fields within walking distance. This property can be reserved exclusively - fees apply.



TOTAL FLOOR AREA : 1227 sq.ft. (114.0 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		87
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.