



Shawbridge, Harlow, CM19 4NT

Guide Price £325,000

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Found overlooking a small green is this immaculately presented three bedroom terraced family home in the popular area of Shawbridge, Harlow. On the ground floor there is an entrance hallway leading to a large lounge, which has an open plan feel and leads to the dining room and a modern kitchen with a range of fitted wall and base units, plus a utility/store room. Upstairs there are three bedrooms with fitted wardrobes to the master and a stunning family bathroom with a white three piece suite, plus separate shower. Outside, the rear garden is laid to lawn and patio, with rear access and a shed. Shawbridge is located in the Staple Tye area of Harlow, with local schools, shops, doctors and open fields within walking distance.



| Energy Efficiency Rating | | | Environmental Impact (CO ₂) Rating | | |
|--|---|---------|--|---|---------|
| | | Current | | | Current |
| Very energy efficient - lower running costs (92 plus) | A | | Very environmentally friendly - lower CO ₂ emissions (92 plus) | A | |
| (81-91) | B | | (81-91) | B | |
| (69-80) | C | | (69-80) | C | |
| (55-68) | D | 61 | (55-68) | D | |
| (39-54) | E | | (39-54) | E | |
| (21-38) | F | | (21-38) | F | |
| (1-20) | G | | (1-20) | G | |
| Not energy efficient - higher running costs | | | Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | | | England & Wales | | |
| EU Directive 2002/91/EC | | | EU Directive 2002/91/EC | | |

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T. 01279 216216

E. info@rjestateagents.co.uk

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