

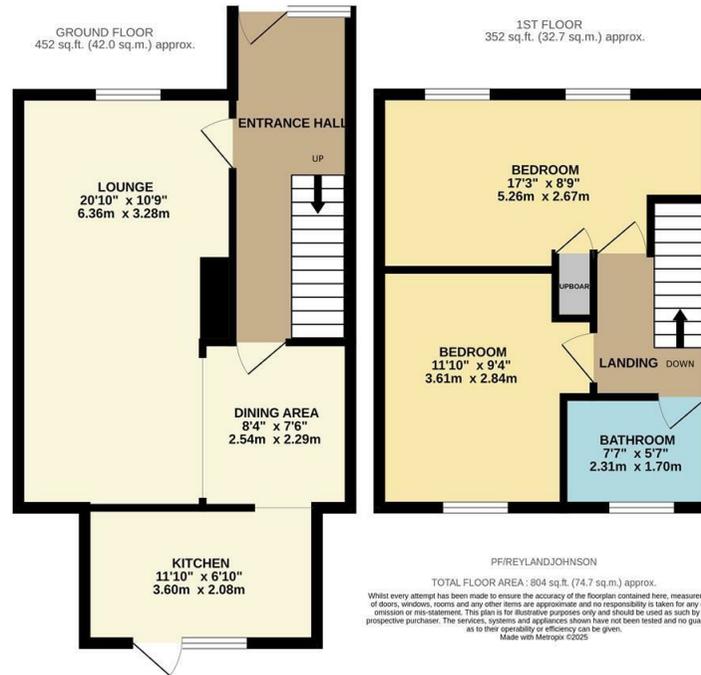
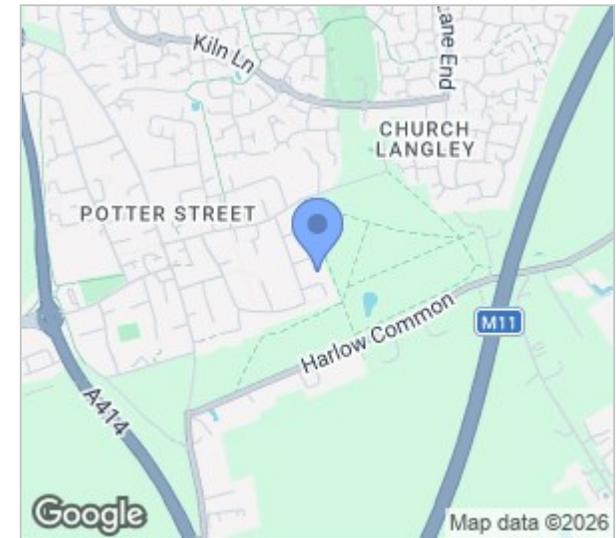


Potters Field, Harlow, CM17 9DD  
Guide Price £325,000

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# Potters Field, Harlow, CM17 9DD

GUIDE PRICE: £325,000 - £350,000. This immaculately presented two double bedroom home is located in a quiet cul-de-sac next to Harlow Common and includes a driveway and an extension. As you enter, there is a large hallway leading to an open plan lounge and dining area, plus a modern fitted kitchen with a range of wall and base units, whilst upstairs there are two double bedrooms and an absolutely stunning family bathroom. Outside the rear garden is mainly laid to lawn and decking, with a shed and rear access, whereas to the front is a driveway and overlooks a small green. Potters field is located just off Potter Street, with local schools, shops and open fields within walking distance as well as the M11 junction being close by.



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.

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