



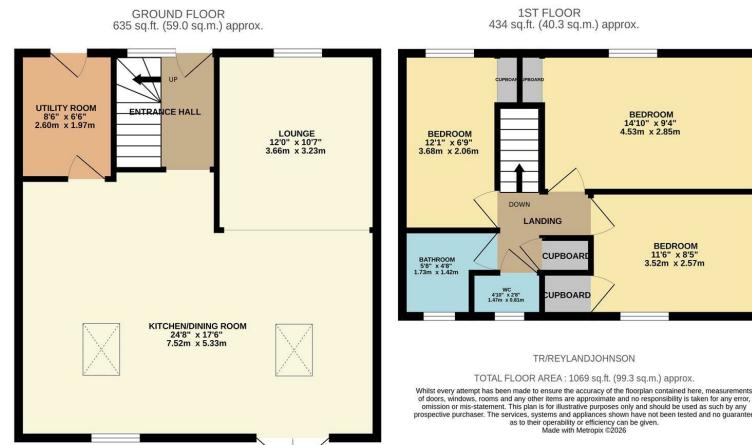
The Readings, Harlow, CM18 7BU
Guide Price £400,000



The Readings, Harlow, CM18 7BU

****Guide Price £400,000 to £425,000****

This beautifully extended three double bedroom terraced family home is located in the popular turning of The Readings and has the added benefit of a dropped kerb - ready for a large driveway. As you enter there is an entrance hallway leading to a beautiful open plan kitchen, dining room and lounge, complete with a range of modern wall and base units, a breakfast bar and skylights, plus a separate utility room. Upstairs there are three bedrooms and a family bathroom with a separate WC. Outside, the west facing rear garden is laid to artificial lawn, with an outbuilding with power and lights and rear access to additional parking. Please note the garden is currently being finished, with a patio being laid, brick retaining wall built and cladding being put on the outbuilding. The Readings is located just off Tysea Road, within walking distance of local schools, shops, open fields and the Latton Bush Centre, with the M11 close by.



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.



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			

Environmental Impact (CO ₂) Rating	
	Current
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

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