

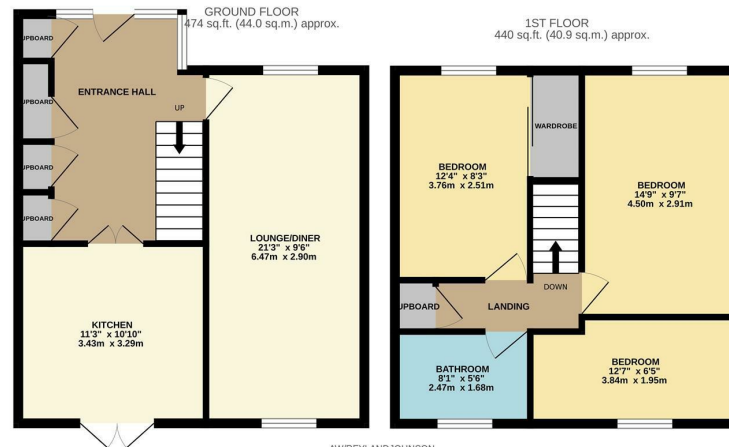
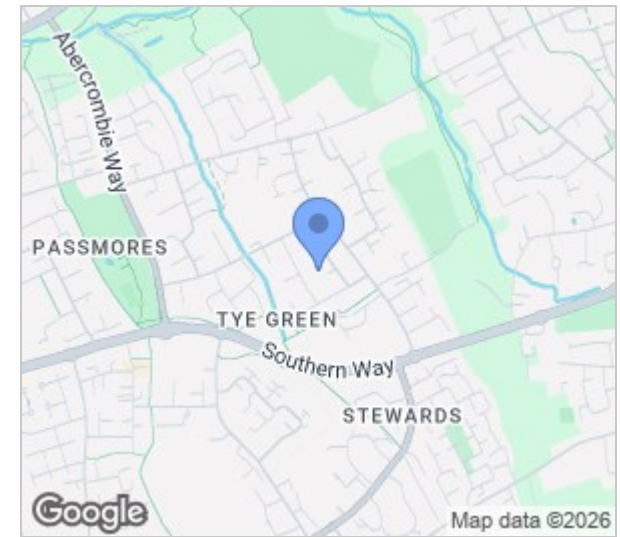


Abbotsweld, Harlow, CM18 6TP  
£325,000

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# Abbotsweld, Harlow, CM18 6TP

Located in a quiet cul-de-sac is this large, three bedroom family home, which is well presented throughout. On the ground floor there is a large entrance hallway with lots of storage, a modern kitchen with a range of fitted wall and base units, plus a bright lounge/diner, whilst upstairs there are three double bedrooms and a family bathroom with a white three piece suite. Outside, the rear garden is mainly laid to lawn with a patio and decked areas, plus a summer house, with the front of the home overlooking a small green. Abbotsweld is located just off Partridge Road, between Bush Fair and Staple Tye, with local schools, shops and open fields within walking distance.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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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