



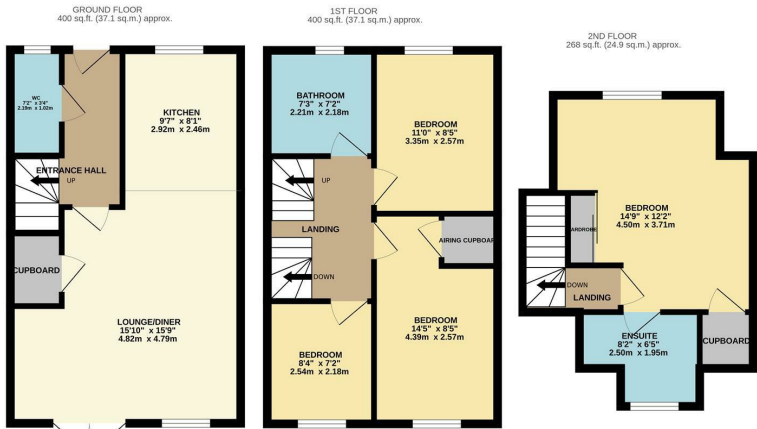
Rodin Drive, Harlow, CM18 7FU  
£450,000



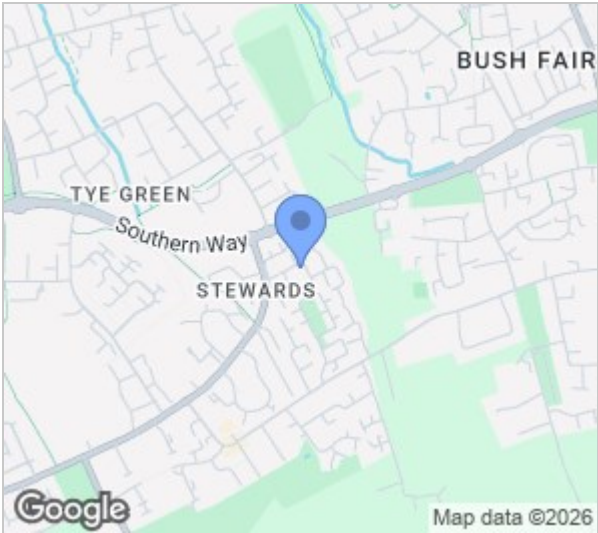


# Rodin Drive, Harlow, CM18 7FU

Located on this modern development, within walking distance of excellent local schools is this well presented four bedroom family home with a driveway offered with NO CHAIN. As you enter there is a hallway leading to an open plan lounge/diner and beautiful kitchen with a range of fitted wall and base units, with integrated appliances, plus a cloakroom/WC. On the first floor there are three bedrooms and a stunning family bathroom, whilst on the top floor the large master bedroom includes fitted wardrobes, a storage cupboard and a beautiful en-suite shower room. Outside the rear garden is mainly laid to lawn with a patio area and shed, with the driveway to the front. Rodin Drive is found just off Aylets Field, between Bush Fair and Staple Tye, with shops, transport links and open fields within walking distance. Please note there is an estate charge with this property.



RD/REYLANDJOHNSON  
TOTAL FLOOR AREA : 1068 sq.ft. (99.2 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                                 |                         | 95        |
| (81-91) B                                   |                         | 85        |
| (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 firms employment has the authority to make or give any representation or warranty in respect of the property.