



Latton Green, Harlow, CM18 7ES
Guide Price £450,000

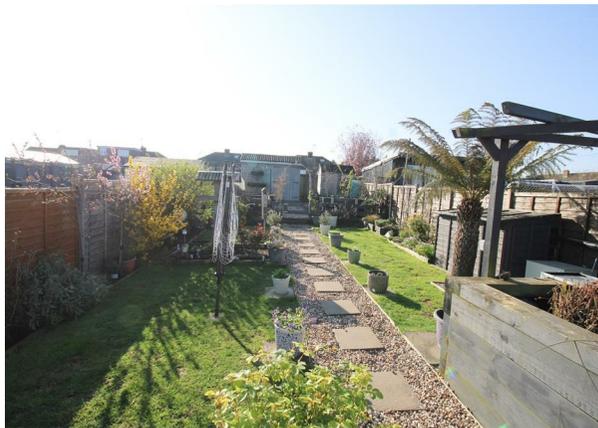
3 1 2 C

A set of icons representing the property's features: a bed icon with the number 3, a bathtub icon with the number 1, a sofa icon with the number 2, and a lightbulb icon with the letter C.

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**** (Guide Price £450,000 - £475,000) ****

A well presented and extended three bedroom semi detached house with a driveway. The property has been well maintained by the current vendor and comprises an entrance hallway with cloakroom/WC, lounge with log burner, dining room, large L shaped kitchen with a range of fitted wall & base level units with work-surface areas, landing, three well proportioned bedrooms and a family bathroom with a white three piece-suite with separate shower cubicle. Outside the south facing rear garden is laid to lawn with a patio area, flower beds with shrubs, raised pond and garden room/summer house with storage. Other benefits include solar panels and side access. Latton Green is a popular family area located just off of Commonside Road with access to local shops, schools, doctors surgery and M11 motorway all nearby.



REYLAND JOHNSONS LTD
 TOTAL FLOOR AREA: 1098 sq ft (102.1 sq m.) approx.
Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of plots, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The various systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency over the given 10 year warranty period.



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	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
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	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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