



Bracewell Place, Harlow, CM20 2SY  
£410,000

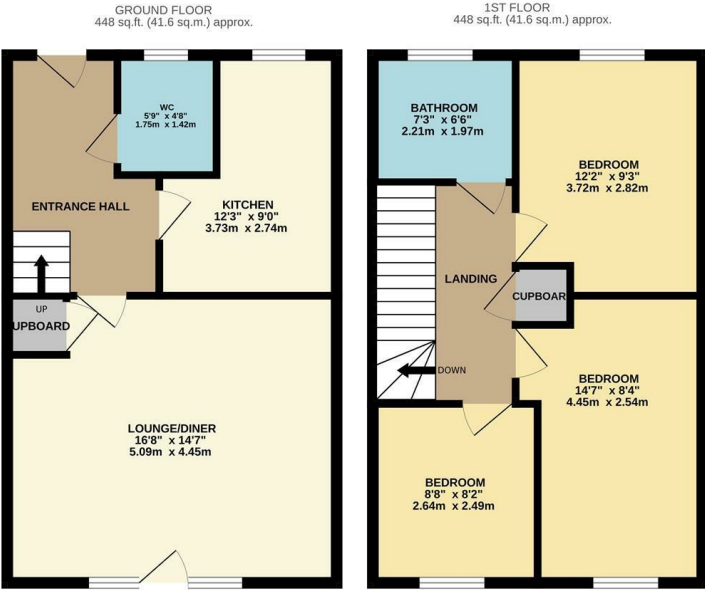




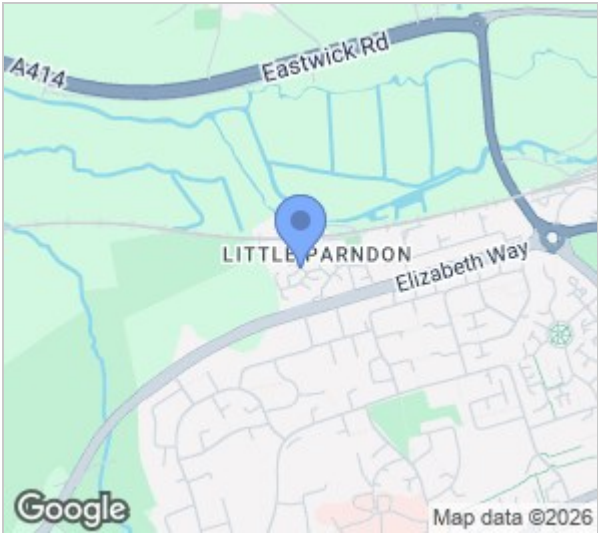
# Bracewell Place, Harlow, CM20 2SY

Located at the end of a quiet cul-de-sac in the desirable Ram Gorse Park Development, within walking distance of Harlow Town Train Station, Harlow Town Park and Princess Alexandra Hospital is this beautiful three bedroom semi detached family home with a driveway for two cars. As you enter there is a hallway leading to a large lounge/diner, a modern kitchen with a range of fitted wall and base units and a cloakroom/WC, whilst on the first floor are three bedroom and a beautiful family bathroom with a white three piece suite. The south facing rear garden is mainly laid to artificial lawn, with a patio area, shed and side access leading out to the driveway to the front. Bracewell Place was built in 2018 and is found just off St Mary's Lane, with schools, shops and open fields and Woodland.

Please note there is an estate charge with this property.



BPIREYLANDJOHNSON  
TOTAL FLOOR AREA: 895 sq.ft. (83.2 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			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		<b>96</b>	(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		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.