



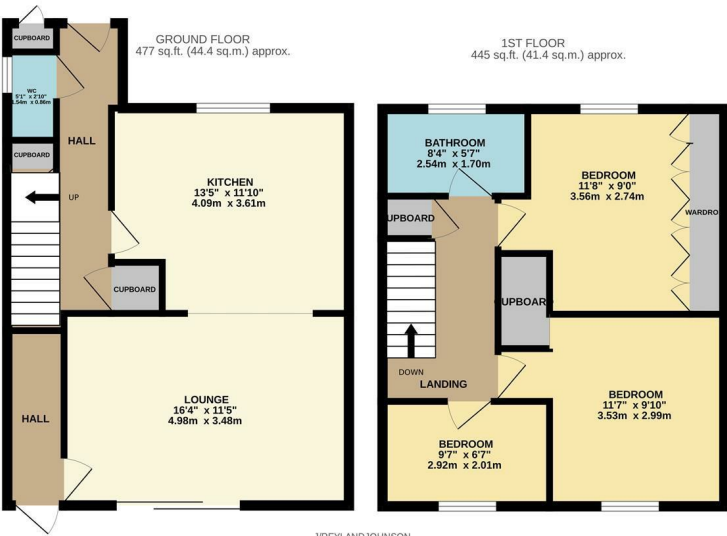
Jocelyns, Old Harlow, CM17 0BU  
£400,000



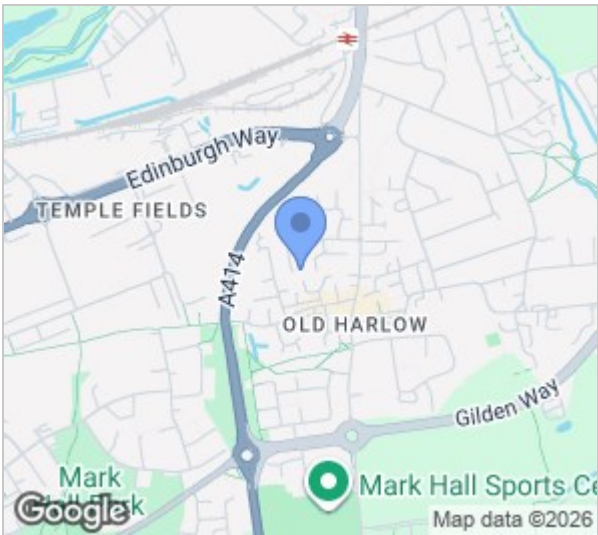


# Jocelyns, Old Harlow, CM17 0BU

Located in the heart of Old Harlow, within walking distance of Harlow Mill Train Station and Old Harlow High Street, is this immaculately presented three bedroom terraced family home with a garage and driveway for two cars. As you enter there is a hallway leading to a modern kitchen/diner with a range of fitted wall and base units, a large lounge and a cloakroom/WC, whilst on the first floor there are three bedrooms and a stunning family bathroom with a white three piece suite. Outside, the west facing rear garden is mainly laid to lawn with a patio and rear access to the driveway and garage. Jocelyns is located just off Station Road, with excellent schools, shops and open fields within walking distance, plus the M11 close by.



JIREYLANDJOHNSON  
TOTAL FLOOR AREA: 923 sq.ft. (85.7 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) <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 firms employment has the authority to make or give any representation or warranty in respect of the property.