

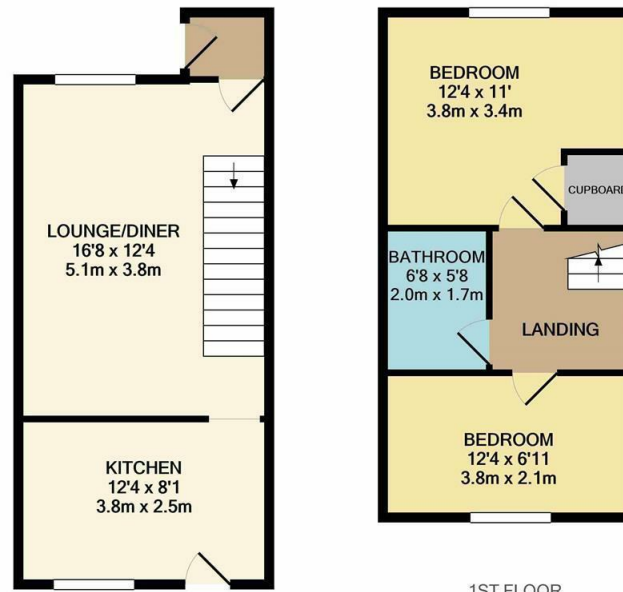


Savoy Wood, Harlow, CM19 5SQ
£325,000

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Savoy Wood, Harlow, CM19 5SQ

Located in the desirable, quiet cul-de-sac of Savoy Wood is this well presented, two double bedroom family home with allocated parking. As you enter there is a porch leading to a large lounge/diner and a modern kitchen with a range of wall and base units, whilst upstairs there are the two double bedrooms and a family bathroom with a white three piece suite. Outside, the rear garden is mainly laid to lawn with a patio area and shed. Savoy Wood is located just off Holmes Meadow, on the outskirts of Harlow and is a popular location with open fields, schools and shops close by.



GROUND FLOOR

1ST FLOOR

SW/REYLANDJOHNSON

Whilst every attempt has been made to ensure the accuracy of the floor plan 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		
(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	

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	

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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