



Bowhill Way, Harlow, CM20 1FH  
£425,000

3 2 1 C

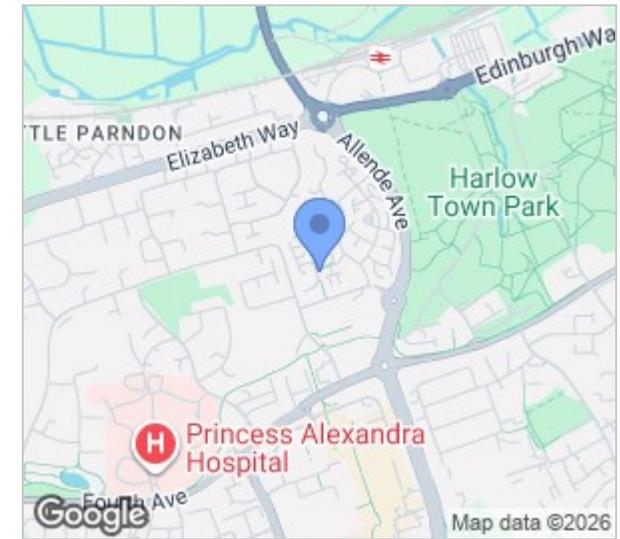
# Bowhill Way, Harlow, CM20 1FH

Located in a quiet cul-de-sac and just a short walk to Harlow Town Train Station and Princess Alexandra Hospital is this spacious three-bedroom end-of-terrace town house. The property is arranged over three well-designed floors and comes with allocated parking for two vehicles. Built in 2014, the property benefits from contemporary construction standards, improved energy efficiency and a clean, modern layout throughout.

The ground floor features an entrance hall with cloakroom/WC leading into an open-plan lounge/diner and contemporary fitted kitchen. Dual-aspect windows and French doors open onto the south-facing garden. The first floor offers two generous dual-aspect double bedrooms with a modern family bathroom. The entire top floor is dedicated to a master suite with fitted wardrobes and an en-suite shower room. Outside, the low-maintenance rear garden includes a patio and astroturf lawn, with a rear gate for added convenience.

Bowhill Way sits within the popular Fifth Avenue development, just a short walk from Harlow Town Train Station, Princess Alexandra Hospital and Harlow Town Centre (With direct trains to London & Cambridge), a fantastic option for buyers who want modern extra space while staying close to great transport links and local amenities.

Please note: this property is subject to an annual estate/management charge of £350.



REYLANDJOHNSON/BW  
TOTAL FLOOR AREA: 1037 sq ft. (96.3 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplans 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.  
Made with Measure ©2023



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>		(82 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>	78	(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

T. 01279 216216 E. info@rjestateagents.co.uk

1 Acorn Mews, Harlow, Essex, CM18 6NA www.rjestateagents.co.uk