

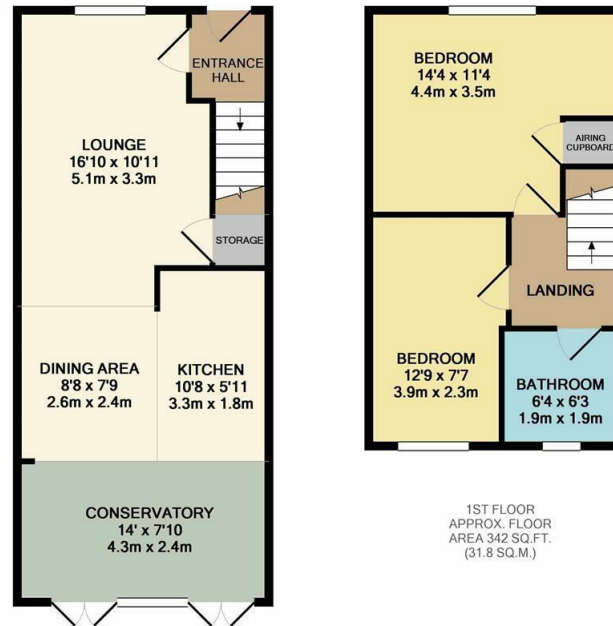


Davenport, Harlow, CM17 9TF
£375,000

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Davenport, Harlow, CM17 9TF

Located in a quiet cul-de-sac is this immaculately presented, two double bedroom semi detached family home, with an open plan layout and parking for two cars. On the ground floor there is an entrance hallway leading to a lounge to the front and a large open plan area to the rear, incorporating the beautiful kitchen, dining and conservatory areas, which boasts plenty of natural light, a breakfast bar and integrated appliances. Upstairs there are two double 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 small patio, a shed and side access leading out to the parking to the rear. Davenport is located just off Lane End with Chelsea Gardens, within walking distance of excellent local schools, shops and open fields, with the M11 close by.



GROUND FLOOR
APPROX. FLOOR AREA 464 SQ.FT. (43.1 SQ.M.)

1175
TOTAL APPROX. FLOOR AREA 806 SQ.FT. (74.9 SQ.M.)

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		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ 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.

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