

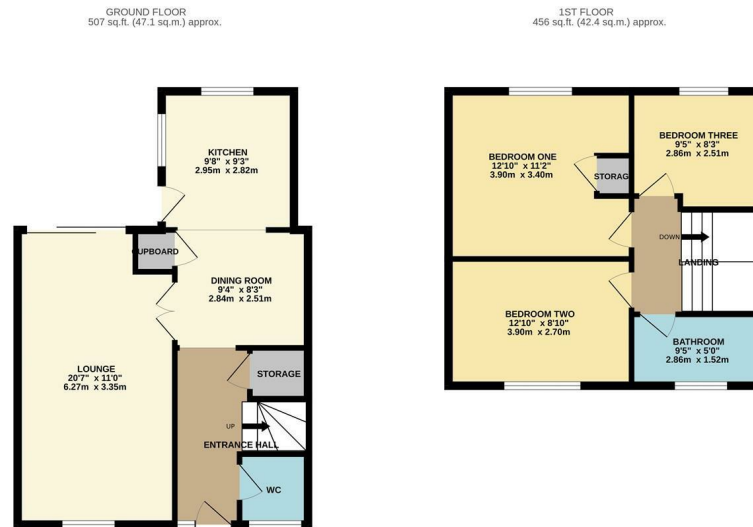
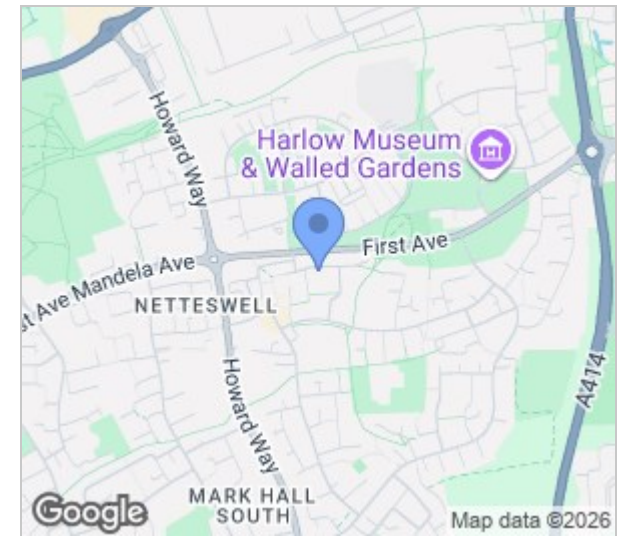


Orchard Croft, Harlow, CM20 3BQ
£375,000

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Offered for sale with no onward chain is this recently redecorated three bedroom extended family home with driveway for two vehicles. The ground floor accommodation comprises an entrance hall with cloakroom/WC leading to a lounge, dining area and a kitchen with a modern range of fitted wall and base level units with work-surface areas. The first floor offers three well proportioned bedrooms and a family bathroom with a white three piece-suite. Outside the south facing rear garden is mostly laid to lawn with a patio area and side access. Orchard Croft is a popular area found close to The Stow which offers a range of local shops and schools nearby. Chain Free.



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		(82 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

Energy Efficiency Rating: Current 59, Potential 72

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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