



Cooks Spinney, Harlow, CM20 3BN
Guide Price £325,000



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(Guide Price £325,000 - £350,000)

Offered for sale with no onward chain is this two/three bedroom terraced house with driveway for two vehicles. The property comprises an entrance hall leading to a lounge/diner, kitchen with a range of fitted wall & base level units with work-surface areas, landing, family bathroom with a white three piece-suite, master bedroom with the other bedroom currently split and being used as two further bedrooms. Outside the rear garden is mostly laid to lawn with a patio area and side access. Cooks Spinney is a popular area located close to The Stow which offers local shops and schools nearby. Chain Free.



REYLAND-JOHNSONICS

TOTAL FLOOR AREA - 754 sq.ft. (70.0 sq.m.) approx.
Whilst every effort has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows, rooms and any other items are approximate only. 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 dimensions shown are not to scale and 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 (92 plus) A			Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	66		(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			England & Wales		
EU Directive 2002/91/EC			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.

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