



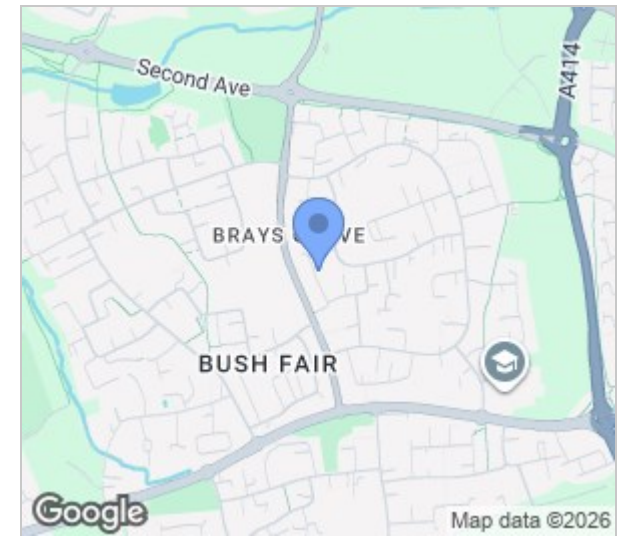
Little Brays, Harlow, CM18 6EU
Offers Over £400,000

3 1 2 D

A set of icons representing property features: a bed icon for 3 bedrooms, a bathtub icon for 1 bathroom, a sofa icon for 2 sofas, and a garage icon with a lightbulb for a double garage.

Little Brays, Harlow, CM18 6EU

A delightful, immaculately presented three bedroom family home with a driveway for two cars, situated in the popular turning of Little Brays, not far from excellent schools, shops and open playing fields. The accommodation comprises a welcoming entrance hall leading to a lounge with dual aspect and French doors opening onto the garden, kitchen/diner which has a range of fitted wall & base units and integrated appliances, the first floor has three generous bedrooms and a family bathroom with a white three piece-suite. Outside the rear garden is laid to lawn with a large patio area, covered pergola and wooden shed. Please Note: The vendor of this property is an employee of Reyland Johnson

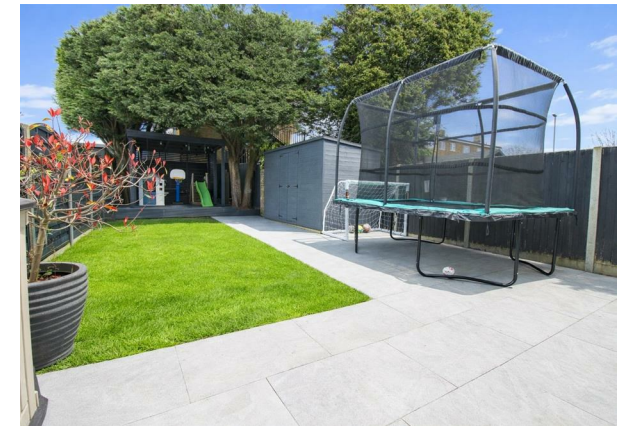


GROUND FLOOR
APPROX. FLOOR AREA 434 SQ. FT. (40.3 SQ. M.)

1ST FLOOR
APPROX. FLOOR AREA 434 SQ. FT. (40.3 SQ. M.)

599
TOTAL APPROX. FLOOR AREA 868 SQ. FT. (80.6 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		
	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		
	67	75
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		
	62	72
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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