

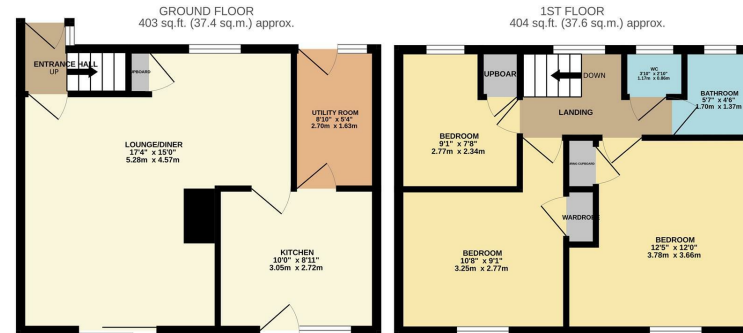


Ryecroft, Harlow, CM19 4BG
£300,000

3 1 1

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Offered with NO CHAIN is this three bedroom, terraced family home located within walking distance of Princess Alexandra Hospital and Harlow Town Centre. The property comprises an entrance hallway leading to an open plan lounge/diner, kitchen with a range of fitted wall and base units and a utility room, whilst on the first floor there are three bedrooms and a family bathroom with separate WC. The rear garden is mainly laid to lawn with a patio area, whilst to the front there is a small green. Ryecroft is located in the heart of Harlow's town centre, with local schools, shops and open fields within walking distance.



RC/REYLANDJOHNSON
 TOTAL FLOOR AREA: 807 sq.ft. (75.0 sq.m.) approx.
 Whilst 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.
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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			
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			
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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