



Hollyfield, Harlow, CM19 4NA

£725 Per Calendar Month

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****ROOM ONLY - NO SHARERS****

Cole Harding are pleased to offer to the market this ROOM to let as the sole agent. The room has been decorated to a high standard and complimented by way of some quality fixtures and fittings

The property benefits from a spacious bedroom with built in wardrobes, a large shared living room, shared modern kitchen and shared fully fitted bathroom. Also you benefit from a large garden with decking area.

It is in easy reach of several local amenities including local shops, bars, restaurants and transport links.

Available Now

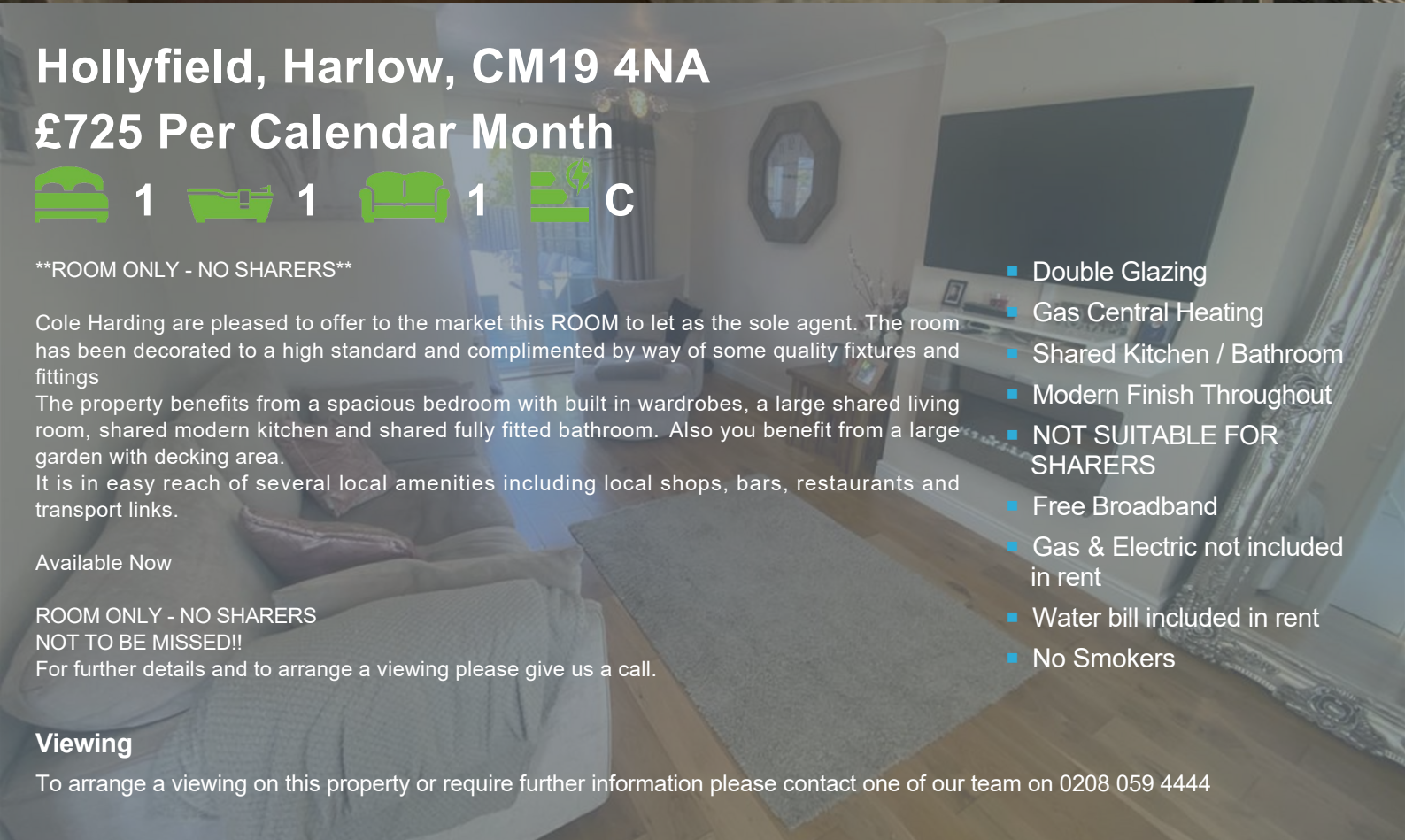
**ROOM ONLY - NO SHARERS
NOT TO BE MISSED!!**

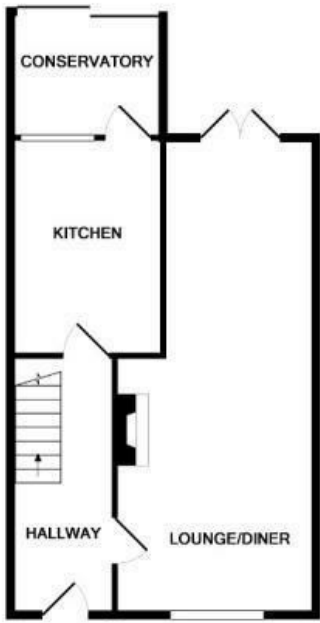
For further details and to arrange a viewing please give us a call.

Viewing

To arrange a viewing on this property or require further information please contact one of our team on 0208 059 4444

- Double Glazing
- Gas Central Heating
- Shared Kitchen / Bathroom
- Modern Finish Throughout
- **NOT SUITABLE FOR SHARERS**
- Free Broadband
- Gas & Electric not included in rent
- Water bill included in rent
- No Smokers





GROUND FLOOR
APPROX. FLOOR
AREA 481 SQ.FT.
(44.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 498 SQ.FT.
(46.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 980 SQ.FT. (91.0 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			91
(81-91) B		75	
(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	



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