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**55 Latton Green, Harlow, CM18 7ES**

**Guide price £400,000**

£400,000 - £450,000.

Situated in this popular, sought after area with a driveway for multiple vehicles is this extended three bedroom semi-detached house in Latton Green. To the ground floor of this family home, you are presented an entrance hallway leading to the kitchen with a range of fitted wall & base units, large lounge, separate dining room, as well as a bright and airy additional reception room. The first floor of this property comprises three well sized bedrooms, as well as a family bathroom. Externally, to the rear of the property you are offered a low maintenance garden with a spacious patio, making this garden great for entertaining. To the front of the property, there is a large driveway, for ample off road parking opportunities. This family home also falls in a great catchment area for both primary and secondary schools, as well as being just a short distance to all of your local amenities, and offers great potential for further extensions and a loft conversion.

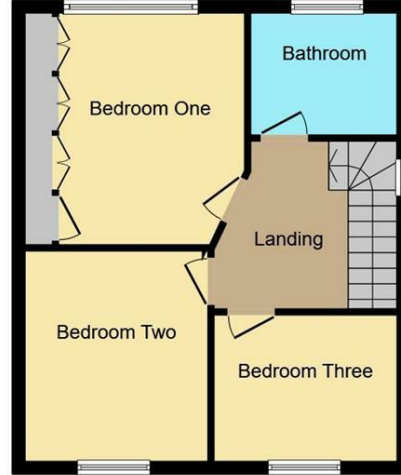


## Floor Plan



### Ground Floor

Floor area 60.8 sq.m. (655 sq.ft.) approx



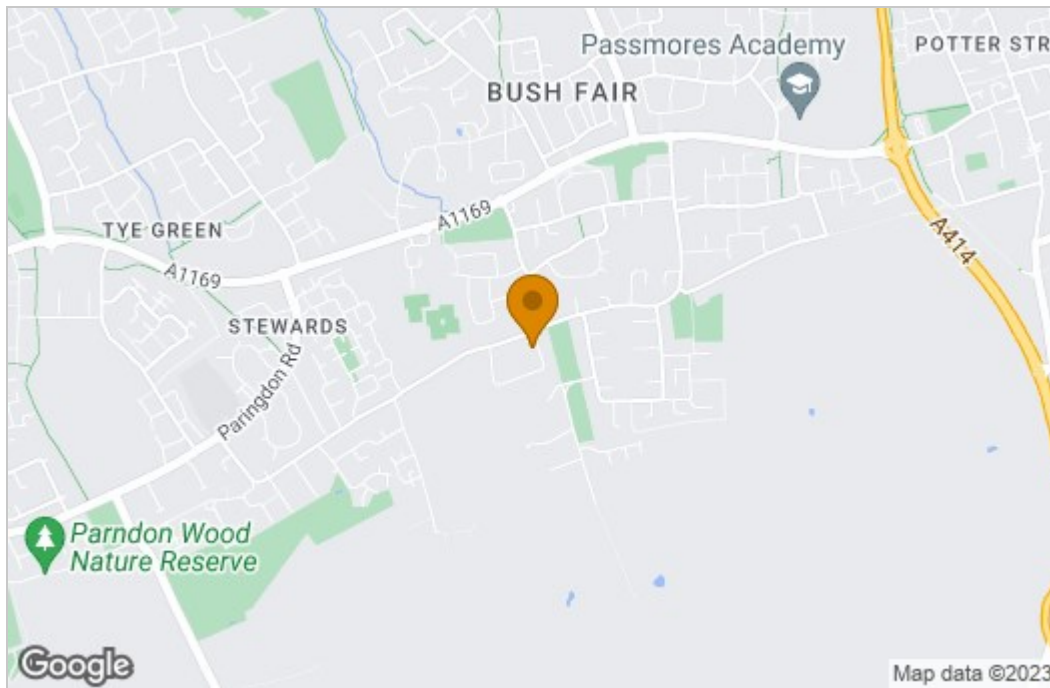
### First Floor

Floor area 44.8 sq.m. (483 sq.ft.) approx

Total floor area 105.7 sq.m. (1,137 sq.ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

## Area Map



## Energy Efficiency Graph

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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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