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## 80 The Maples, Harlow, CM19 4RA

Guide price £350,000

Guide Price: £350,000 - £375,000.

Situated in a quiet, yet popular cul-de-sac is this three bedroom, end of terrace, family home in The Maples. This property offers an abundance of space and is well presented throughout.

Upon entrance, the ground floor presents a spacious kitchen/diner, large lounge, separate study room/bedroom, downstairs WC and utility area. You also have your very own garage attached to the side of the property. To the first floor of this immaculate family home, you have three well proportioned bedrooms, as well as a family bathroom.

Externally, to the rear of the property, there is a wonderful corner garden that wraps around the side of the home. To the front of the property, this home offers the garage and potential for a driveway (STPP).

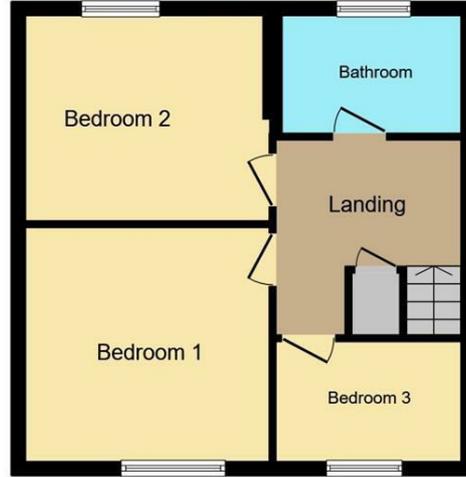
The Maples is within walking distance to all local amenities including local shops, pubs and restaurants, as well as falling in a great catchment area for both primary and secondary schools, making this a perfect family home.



## Floor Plan



**Ground Floor**



**First Floor**

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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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