

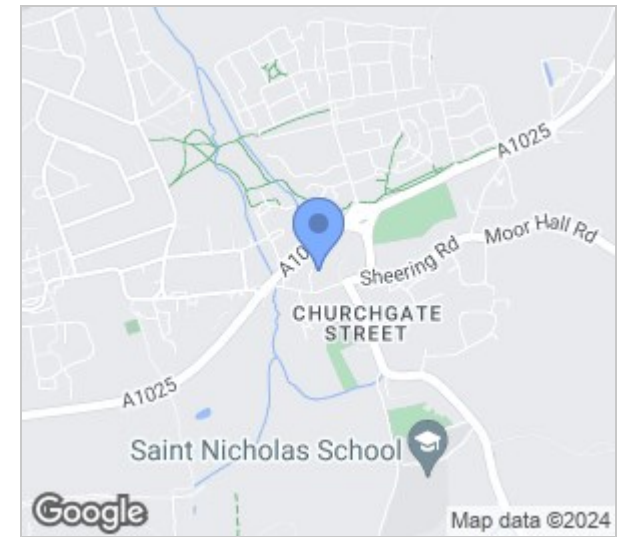


Millhurst Mews, Harlow, CM17 0GY
£600,000

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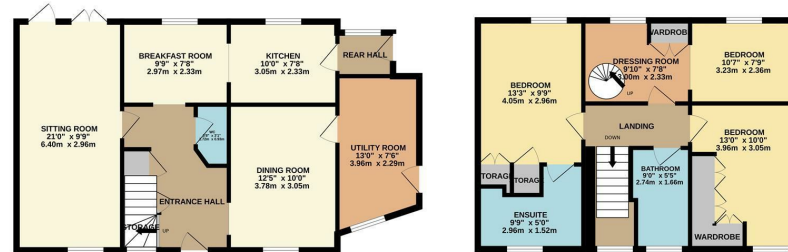
Millhurst Mews, Harlow, CM17 0GY

A charming three bedroom, Grade 2 Listed, semi detached family home. Situated at the end of a small lane, Millhurst Mews is a private development of premium homes just off Churchgate Street, less than a mile from the new M11 junction and close to shops, schooling and open countryside. This property has flexible accommodation with the ground floor having a cosy lounge, separate dining room, kitchen with breakfast room, cloakroom/W.C and utility room. The first floor has a stunning family shower room and three bedrooms with an en-suite bathroom from bedroom one and a dressing room off bedroom two. Outside there is a generous rear garden with a useful garden room/office, lawn & patio areas and side access, parking is to the front of the property.



GROUND FLOOR
744 sq.ft. (69.1 sq.m.) approx.

1ST FLOOR
615 sq.ft. (57.1 sq.m.) approx.



TOTAL FLOOR AREA: 1359 sq.ft. (126.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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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