



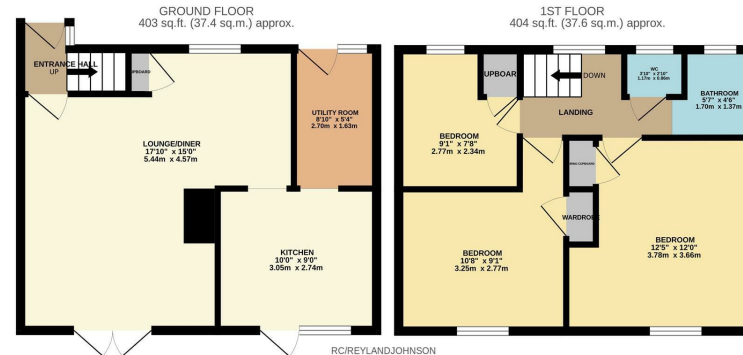
Ryecroft, Harlow, CM19 4BQ
£310,000

3 1 1 D

A set of icons representing the property's features: a bed icon for 3 bedrooms, a bathtub icon for 1 bathroom, a sofa icon for 1 living room, and a garage icon with a lightbulb for a double garage.

Ryecroft, Harlow, CM19 4BQ

This CHAIN FREE three bedroom family home is 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 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 is a small green and parking.



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		87
(69-80) C		
(55-68) D	67	
(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.

T. 01279 216216 E. info@rjestateagents.co.uk

1 Acorn Mews, Harlow, Essex, CM18 6NA www.rjestateagents.co.uk