



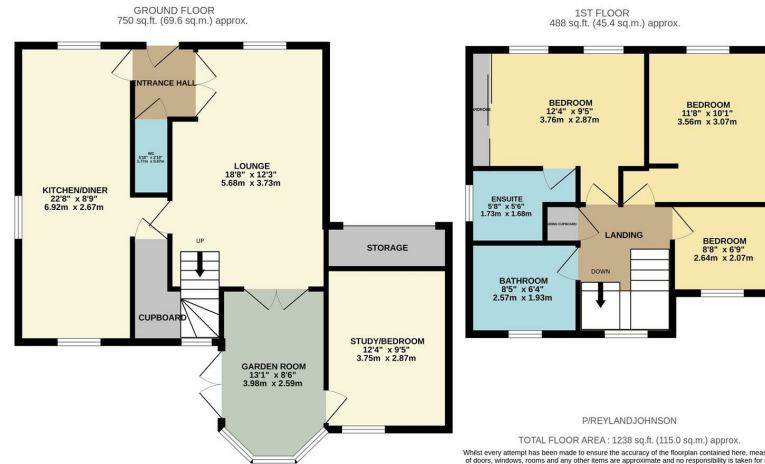
Pilkingtons, Harlow, CM17 9DR  
£495,000

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# Pilkingtons, Harlow, CM17 9DR

This well presented three bedroom detached family home is located at the end of a quiet cul-de-sac in the popular turning of Pilkingtons, Church Langley. On the ground floor there is an entrance hallway leading to a stunning kitchen/diner with a range of fitted wall and base units with integrated appliances, a large lounge, garden room, cloakroom/WC and an office/additional bedroom (formerly the garage) that includes its own loft storage. On the first floor are three bedrooms, with fitted wardrobes and an en-suite to the master, plus an immaculate family bathroom with a white three piece suite. Outside the south westerly facing rear garden is completely un-overlooked, backing onto Henry Moore School and is mainly laid to artificial lawn and patio, with side access leading out to the driveway for two cars to the front, with an electric car charging point. Pilkingtons is located just off Church Langley Way, within walking distance of excellent local schools, shops and open fields and transport links.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	76	EU Directive 2002/91/EC	65
England & Wales		England & Wales	

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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