



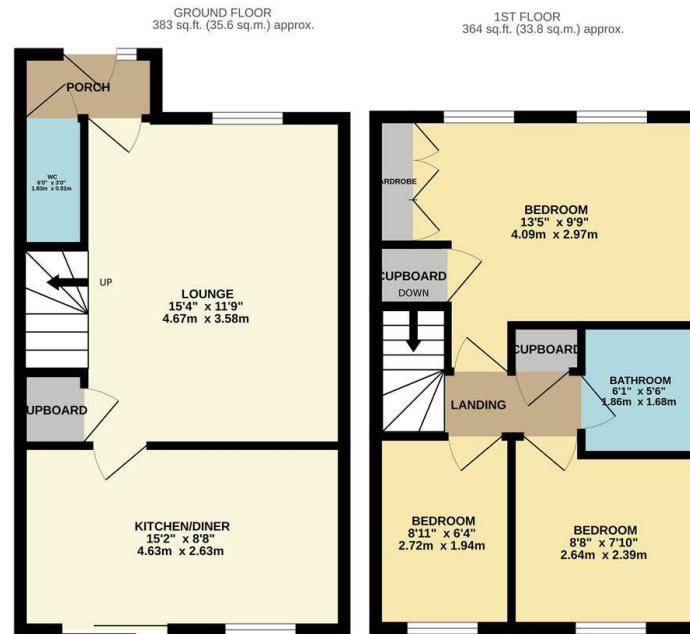
Elwood, Harlow, CM17 9QJ  
£400,000

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# Elwood, Harlow, CM17 9QJ

This three bedroom end terrace family home includes a garage and driveway and is located in a quiet cul-de-sac in the ever popular Church Langley development. On the ground floor there is a large lounge, modern kitchen/diner with a range of fitted wall and base units and a cloakroom/WC, whilst on the first floor there are three bedrooms, with fitted wardrobes to the master and a family bathroom with a white three piece suite. Outside the rear garden is mainly laid to lawn with a decked area and side access, which leads out to the garage and driveway to the front. Elwood is found just off Lane End with Doulton Close, within walking distance of excellent local schools, shops and open fields.



GROUND FLOOR  
383 sq.ft. (35.6 sq.m.) approx.

1ST FLOOR  
364 sq.ft. (33.8 sq.m.) approx.

EIREYLANDJOHNSON

TOTAL FLOOR AREA: 747 sq.ft. (69.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the footprint contained here, measurements of floors, 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		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	
England & Wales	EU Directive 2002/91/EC	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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