



St. Nicholas Green, Harlow, CM17 9LJ
£500,000

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Ideally located overlooking a green and park is this well presented four double bedroom link detached family home with a driveway and carport. The property is bright and airy throughout and on the ground floor there is a lobby, which leads to a hallway and an open plan dining room and kitchen with a range of fitted wall and base units, a large lounge and a cloakroom/WC. On the first floor there are three double bedrooms with an en-suite and sunroom to the large master, a balcony to bedroom two and a family bathroom with a white three piece suite, whilst the entire top floor is the large fourth bedroom with beautiful views over the park. Outside the rear garden is mainly laid to lawn with a patio area and access to the carport and driveway. St Nicholas Green is located in the desirable Newhall Development, within walking distance of excellent local schools, shops and open fields. Please note there is an estate charge with this property.



TOTAL FLOOR AREA: 1728 sq. ft. (160.5 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	71	79

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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