



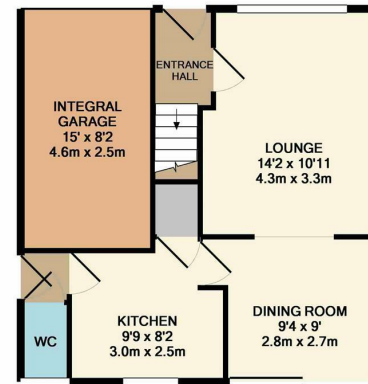
The Gardiners, Harlow, CM17 9QU  
£475,000

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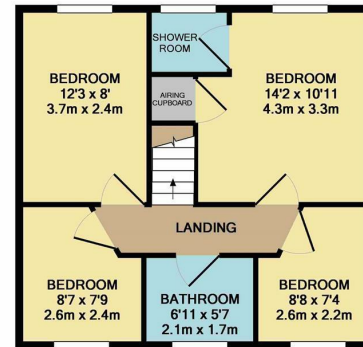
A row of four white icons on a dark blue background. From left to right: a bed icon with the number '4', a bathtub icon with the number '2', a sofa icon with the number '2', and a lightbulb icon with the letter 'C'.

# The Gardiners, Harlow, CM17 9QU

This four bedroom detached family home offered with no onward chain is located in The Gardiners, a popular cul-de-sac off Old London Road, between Potter Street & Church Langley. The ground floor has two reception rooms, a kitchen with a range of fitted wall and base units, a cloakroom/WC and an integral garage. Upstairs there is family bathroom with a white three piece suite and four bedrooms with an en-suite shower room to the master. Outside the south facing rear garden is mainly laid to lawn with a patio area and side access leading out to the front, where there is the driveway for two cars. The Gardiners is located within walking distance of local schools, shops and open fields, as well as being close to the M11.



GROUND FLOOR  
APPROX. FLOOR  
AREA 510 SQ.FT.  
(47.4 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 460 SQ.FT.  
(42.7 SQ.M.)

RJ/THE GARDINERS  
TOTAL APPROX. FLOOR AREA 970 SQ.FT. (90.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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			84
(81-91) B			
(69-80) C			
(55-68) D		69	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> 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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