

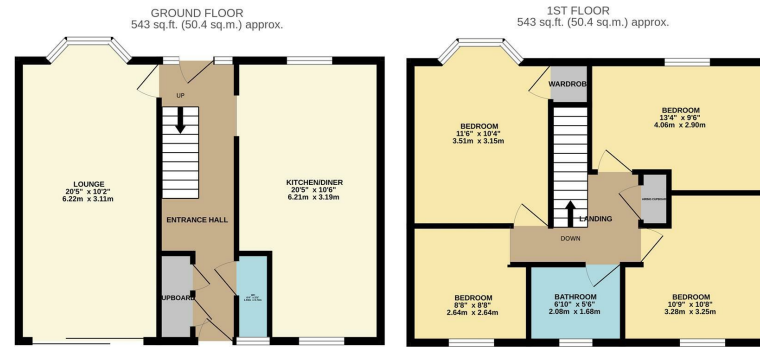
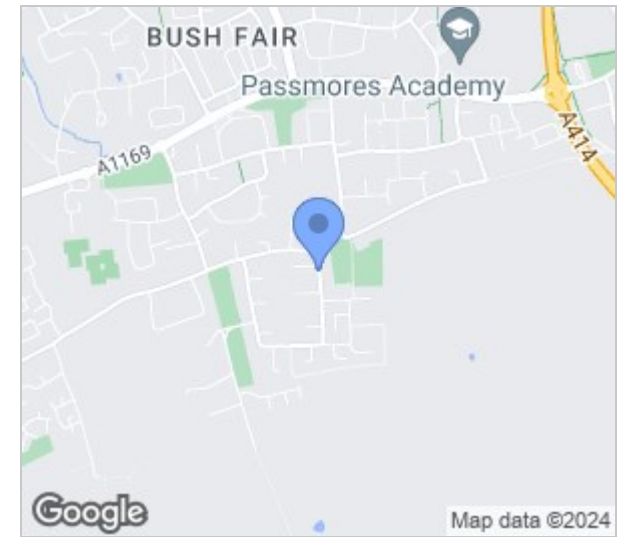


Rundells, Harlow, CM18 7HG
£425,000

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Rundells, Harlow, CM18 7HG

This immaculately presented four bedroom family home is located in the popular area of Rundells and includes a large driveway. The property comprises an entrance hallway leading to a stunning kitchen/diner with a range of fitted wall and base units and some integrated appliances, a large lounge and a cloakroom/WC, whilst on the first floor there are four large bedrooms and a beautiful family bathroom with a white three piece suite. The west facing rear garden is mainly laid to lawn with a patio area, brick built shed and rear access, with the large driveway to the front. Rundells is located just off Commonsie Road, within walking distance of excellent local schools, shops and Latton Common, as well as being close to the M11.



R/REYLAND:JOHNSON
 TOTAL FLOOR AREA: 1085 sq.ft. (100.8 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	83	72

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.