



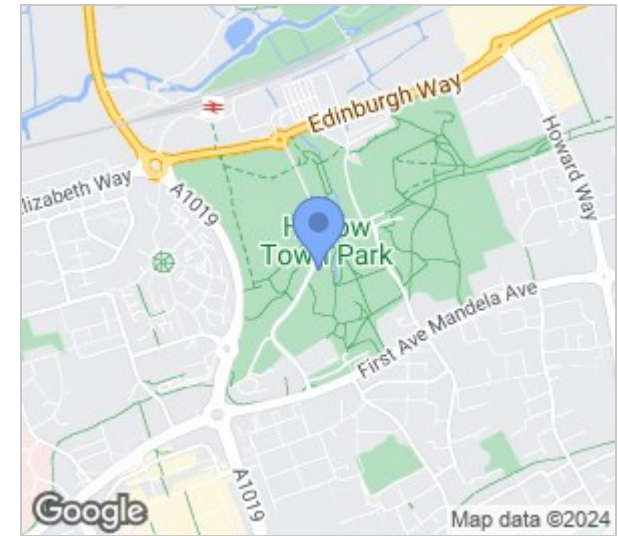
Park Lane, Harlow, CM20 2QQ  
£400,000

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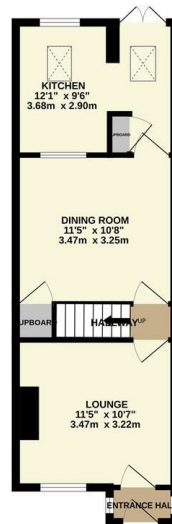


# Park Lane, Harlow, CM20 2QQ

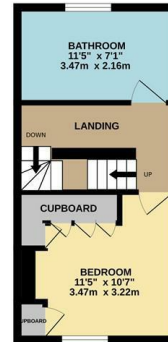
Offered for sale with no onward chain is this rarely available two bedroom end of terrace house with views of Harlow Town Park to the front and rear. The ground floor accommodation comprises an entrance porch leading to a living room, dining room and a kitchen with a range of fitted wall and base level units. The first floor offers the master bedroom and a family bathroom with a three piece-suite with separate shower cubicle. Bedroom two is located on the top floor offering views over the garden. Outside the rear garden is south/east facing and is laid to lawn with a patio area and rear access backing onto the pond at Harlow Town Park. Park Lane is located within the 164 acre public park of Harlow and is centrally located for easy access to the town centre and Harlow Town railway station which offers direct links to London Liverpool Street Station. Chain Free.



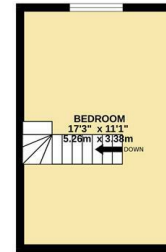
GROUND FLOOR  
363 sq.ft. (33.6 sq.m.) approx.



1ST FLOOR  
263 sq.ft. (24.3 sq.m.) approx.



2ND FLOOR  
197 sq.ft. (18.3 sq.m.) approx.



REYLANDJOHNSONPL

TOTAL FLOOR AREA - 843 sq.ft. (78.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should not be used for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		86
	54	
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
		86
	54	
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.

T. 01279 216216 E. info@rjestateagents.co.uk

1 Acorn Mews, Harlow, Essex, CM18 6NA www.rjestateagents.co.uk