

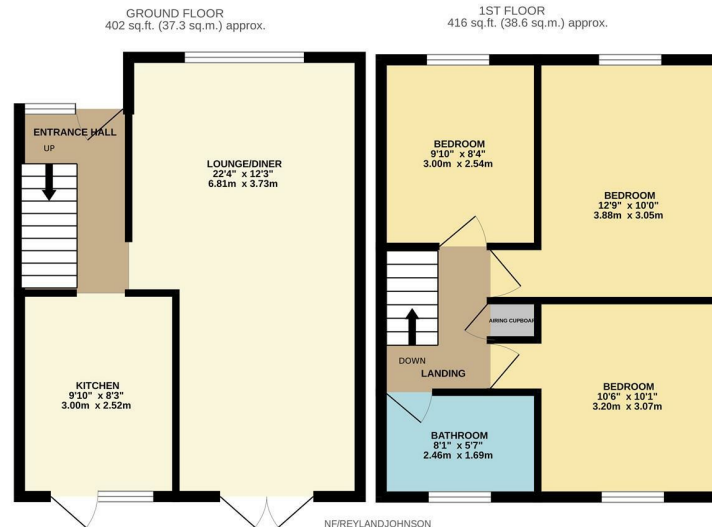
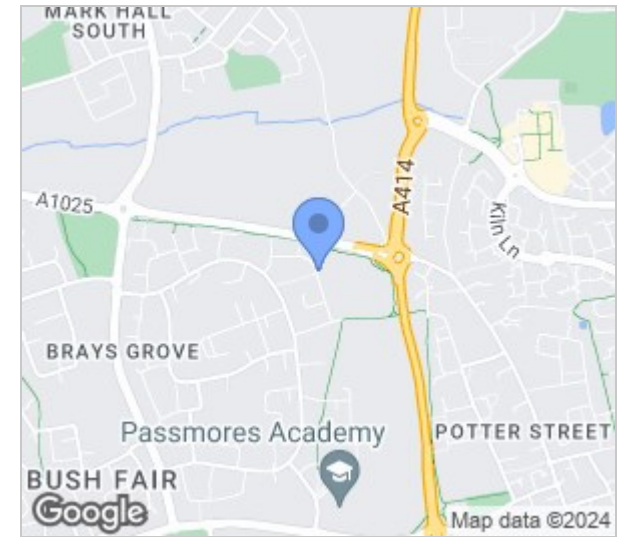


Nicholls Field, Harlow, CM18 6EB
£1,600 Per Month



Nicholls Field, Harlow, CM18 6EB

LET AGREED! This well presented three bedroom family home in the popular area of Nicholls Field, Harlow. On the ground floor there is a large lounge/diner and modern fitted kitchen with a range of fitted wall and base units, whilst on the first floor are three bedrooms and a stunning family bathroom with a white three piece suite. Outside the south facing rear garden is mainly laid to lawn, with a patio area, rear access and a brick built shed. Nicholls Field is located just off Tumbler Road, within walking distance of local primary and secondary schools, shops and open fields.



TOTAL FLOOR AREA: 818 sq.ft. (75.9 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 here 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			85
(69-80) C		67	
(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		

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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