



Potters Field, Harlow, CM17 9DF
£390,000

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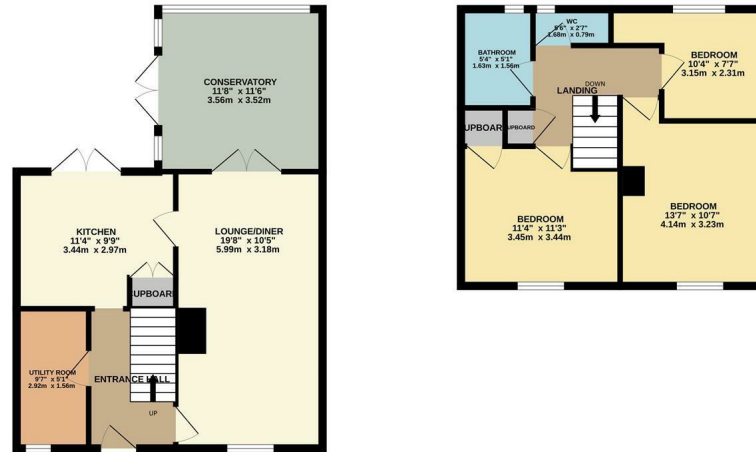
Potters Field, Harlow, CM17 9DF

A well presented three bedroom terraced house with driveway for two vehicles. The property comprises an entrance hall leading to a lounge/diner, kitchen with a range of fitted wall & base level units and central island with breakfast bar, utility room, conservatory, three bedrooms and a bathroom with a separate WC. Outside the rear garden is southerly facing and is laid to lawn with a patio area. Potters Field is located just off of Potter Street and offers easy access to local shops, schools, Harlow common and M11 motorway.



GROUND FLOOR
555 sq.ft. (51.6 sq.m.) approx.

1ST FLOOR
424 sq.ft. (39.4 sq.m.) approx.



REYLAND:JOHNSON:PF

TOTAL FLOOR AREA : 979 sq.ft. (90.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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		
		82
		70
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(82 plus) A		
(61-81) B		
(49-60) C		
(35-48) D		
(21-34) E		
(11-20) F		
(1-10) 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.

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

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