



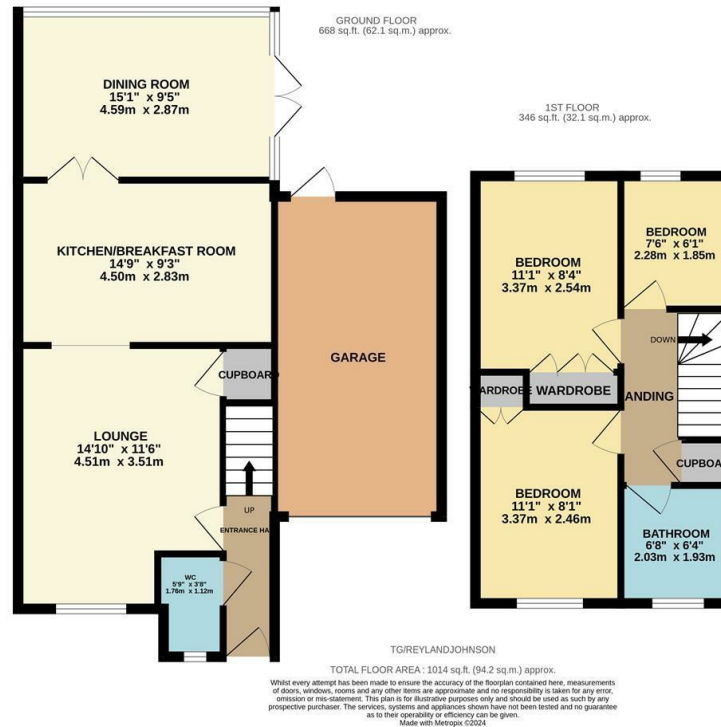
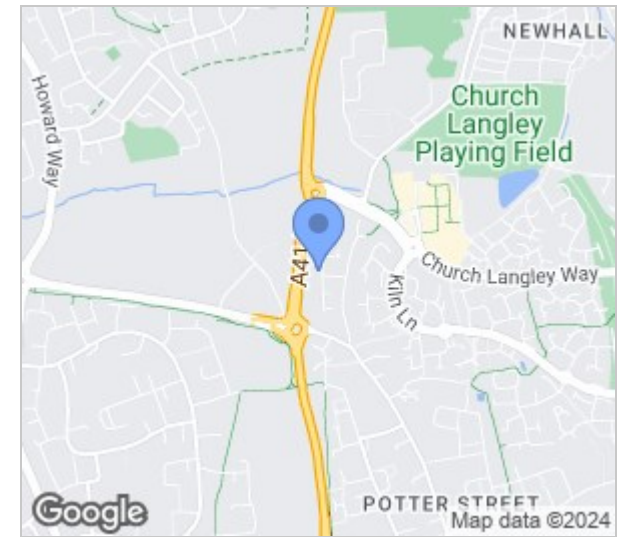
The Gardiners, Harlow, CM17 9QX
£435,000

3 1 2 C

A set of icons representing property features: a bed icon followed by the number 3, a bathtub icon followed by the number 1, a sofa icon followed by the number 2, and a lightbulb icon followed by the letter C.

The Gardiners, Harlow, CM17 9QX

This well presented three bedroom semi detached family home includes a garage and driveway, plus a south facing garden with a large log cabin. The property comprises an entrance hallway leading to a lounge, a modern kitchen with a range of fitted wall and base units plus integrated appliances, a large conservatory and a cloakroom/WC. On the first floor are three bedrooms, with fitted wardrobes to the master and bedroom two, plus a modern family bathroom with a white three piece suite. The un-overlooked west facing rear garden is mainly laid to artificial lawn with a large patio area, log cabin with power and lighting and access to the garage. There is also planning permission granted for an extension over the garage. The Gardiners is a cul-de-sac located just off Old London Road, within walking distance of excellent local schools, shops and open fields. Please note this property is owned by an employee of Reyland Johnson.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

Current Energy Rating: **73**
 Potential Energy Rating: **86**

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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