



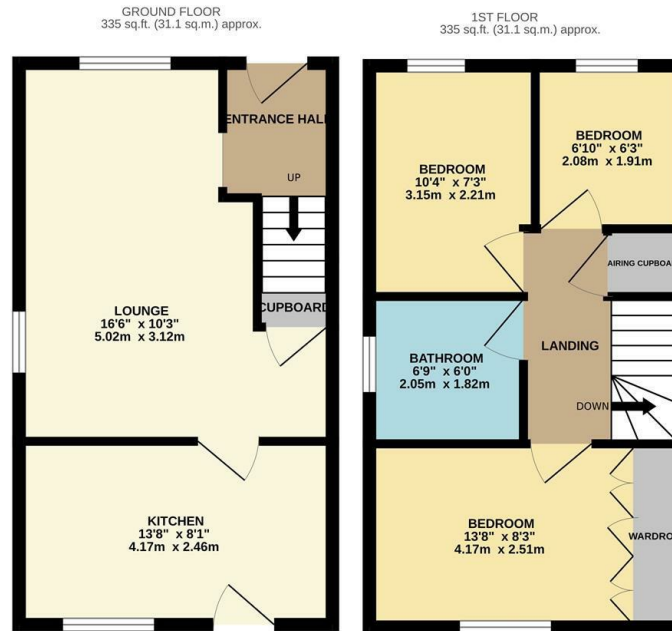
The Gardeners, Harlow, CM17 9QU  
£365,000

3 1 1 C

A set of icons representing the property's features: a bed icon for 3 bedrooms, a bathtub icon for 1 bathroom, a sofa icon for 1 living room, and a lightbulb icon for central heating.

# The Gardiners, Harlow, CM17 9QU

Offered with NO CHAIN is this three bedroom end terrace family home with a driveway for two cars, located in a quiet cul-de-sac. The property includes an entrance hallway leading to a lounge and modern kitchen/diner with a range of fitted wall and base units on the ground floor, whilst upstairs there are three bedrooms, with fitted wardrobes to the master and a family bathroom with a white three piece suite. Outside the rear garden is mainly laid to lawn with decked and patio areas, plus side access and a small shed/storage, with the driveway for two cars to the front. The Gardiners is a cul-de-sac located just off Old London Road, within walking distance of excellent local schools, shops and open fields.



TG|REYLAND|JOHNSON  
 TOTAL FLOOR AREA: 671 sq.ft. (62.3 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 is given as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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