



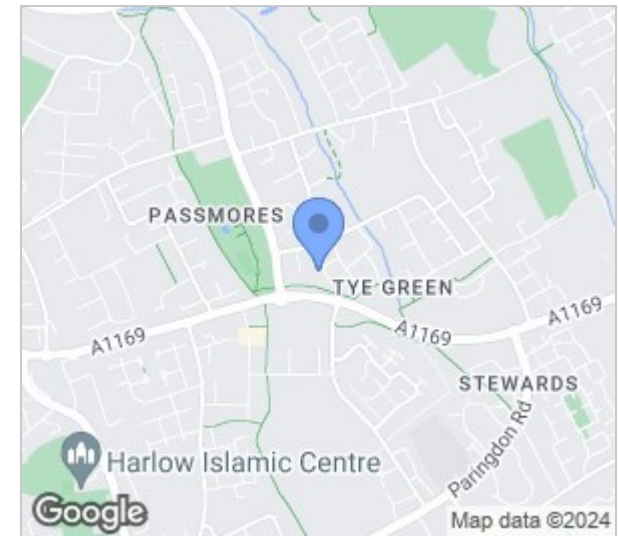
Finchmoor, Harlow, CM18 6UB
£425,000

3 1 2 D

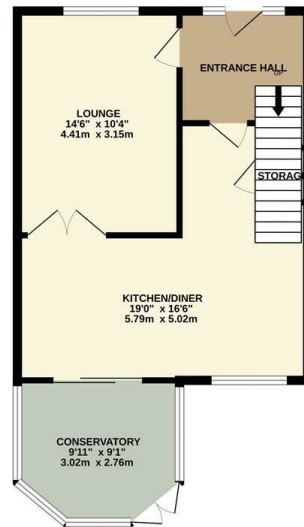
A set of white icons on a dark blue background. From left to right: a bed icon with the number '3', a bathtub icon with the number '1', a sofa icon with the number '2', and a garage icon with a lightbulb and the letter 'D'.

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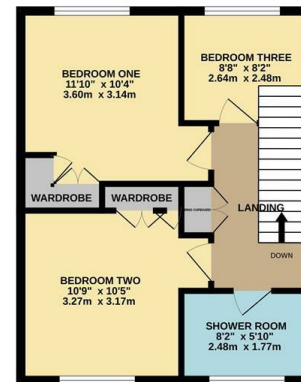
Found in a quiet cul-de-sac in the private turning of Finchmoor is this well presented three bedroom semi detached family home. The property comprises an entrance hallway leading to a large open plan kitchen/diner with a range of fitted wall and base units and a lounge, while on the first floor are three bedrooms, all with fitted wardrobes and a modern shower room. The west facing rear garden is mainly laid to lawn with a patio area and side access out to the garage and large driveway. Finchmoor is located close to Staple Tye shopping centre, with local schools, shops and open fields close by.



GROUND FLOOR
522 sq.ft. (48.5 sq.m.) approx.



1ST FLOOR
436 sq.ft. (40.5 sq.m.) approx.



RJ/FM
TOTAL FLOOR AREA: 957 sq.ft. (88.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 for any prospective purchase. 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		
		80
	64	
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		
(11-30) 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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