

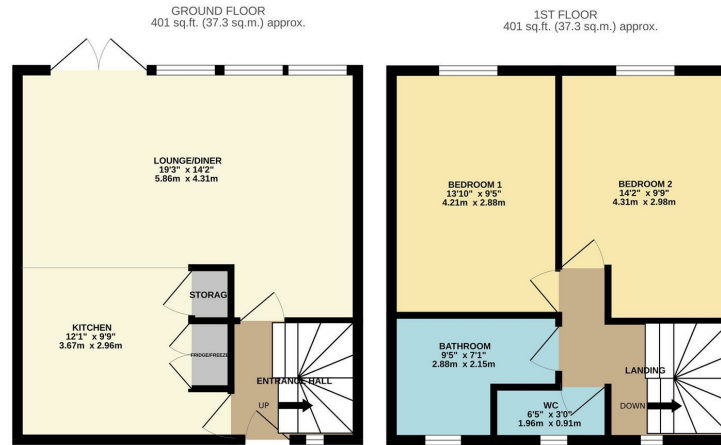


Barley Croft, Harlow, CM18 7QZ  
£270,000

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# Barley Croft, Harlow, CM18 7QZ

This well presented two double bedroom family home is located in the popular turning of Barley Croft. Having been upgraded throughout by the current owners since 2015, the property boasts a modern fitted kitchen with a range of wall and base units, open plan lounge/diner and the whole of the ground floor has underfloor heating. Upstairs offers two double bedrooms and a modern fitted bathroom, again, with underfloor heating and a separate W/C. Outside the rear garden is part tiled and part laid to lawn which also has an outside office at the bottom of the garden. Barley Croft is located just off Paringdon Road, within walking distance of local schools, Staple Tye shopping centre and open fields.



TOTAL FLOOR AREA: 802 sq.ft. (74.5 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 as to their operability or efficiency can be given.  
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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(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		
<b>England &amp; Wales</b>			<b>England &amp; Wales</b>		
	EU Directive 2002/91/EC			EU Directive 2002/91/EC	

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