



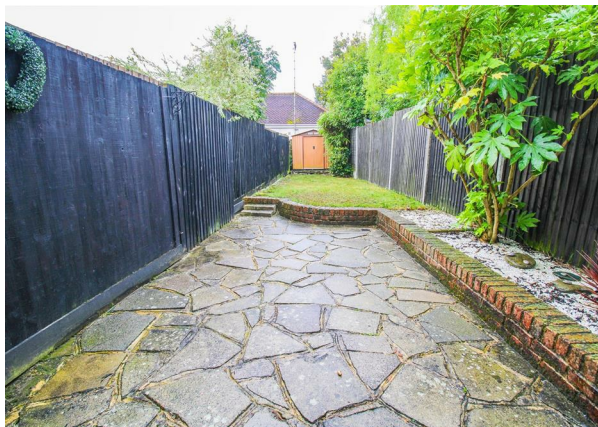
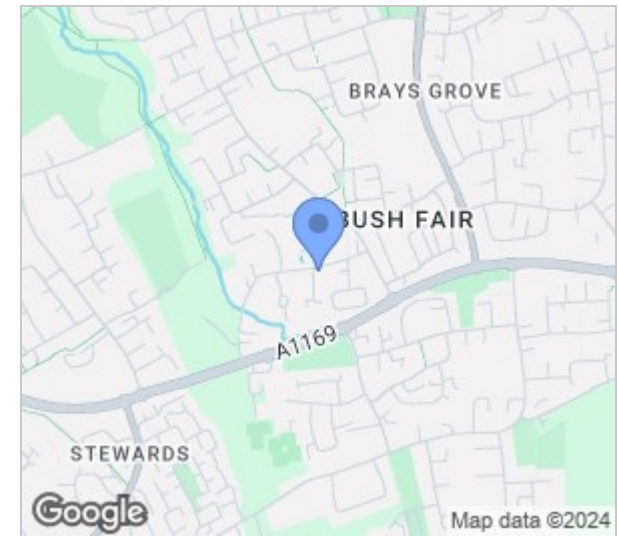
Tye Green Village, Harlow, CM18 6QZ
Guide Price £325,000

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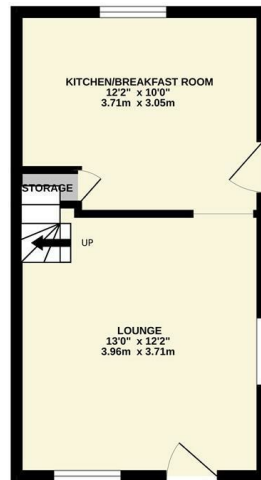
Tye Green Village, Harlow, CM18 6QZ

**** (Guide Price £325,000 - £335,000) ****

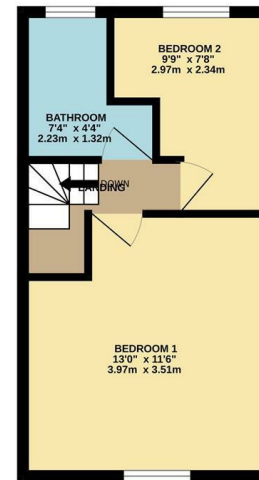
A charming Victorian cottage believed to be built in 1846 with a block paved front garden offering potential for parking and the added benefit of no onward chain. The front door opens onto a living room with a feature brick fireplace, kitchen/breakfast room with a range of fitted wall & base level units with work-surface areas, landing, master bedroom with feature fireplace, second bedroom and a family bathroom with a white three piece-suite. Outside the rear garden offers patio and lawned areas and is southerly facing. Tye Green Village is located just a short walk from Bush Fair which offers a range of local shops, schools and other facilities nearby. Chain Free.



GROUND FLOOR
280 sq.ft. (26.0 sq.m.) approx.



1ST FLOOR
280 sq.ft. (26.0 sq.m.) approx.



TOTAL FLOOR AREA: 561 sq.ft. (52.1 sq.m.) approx.
Whilst every effort 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 misstatement. 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		
	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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) 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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