

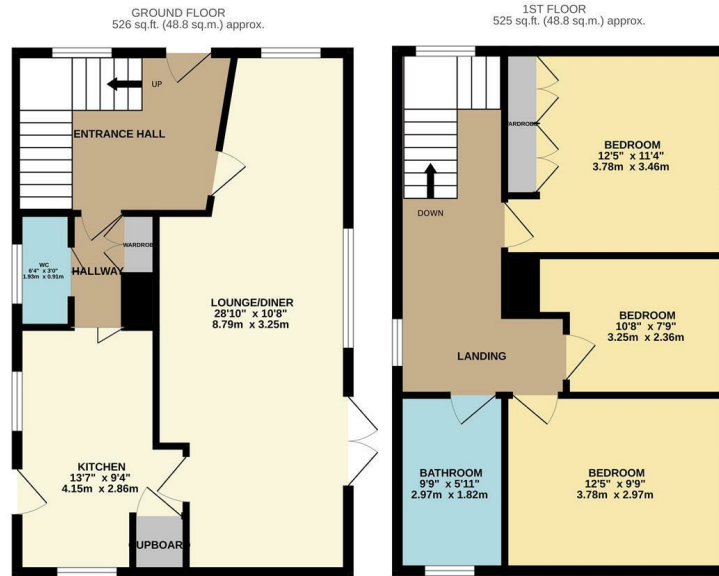
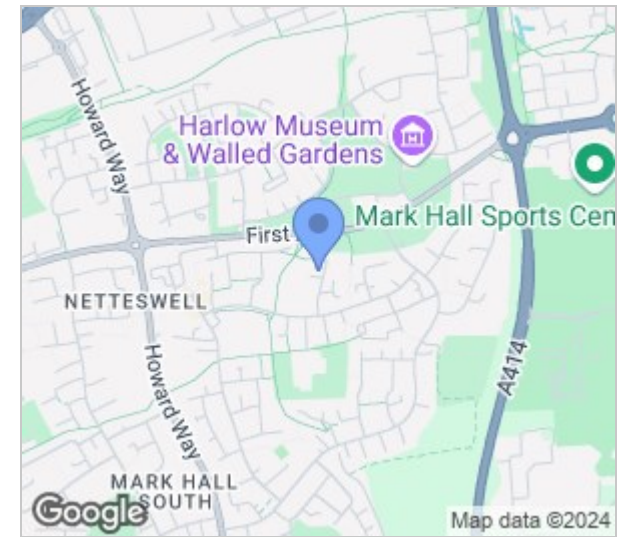


Cooks Spinney, Harlow, CM20 3BJ
£465,000

3 1 1 D

Cooks Spinney, Harlow, CM20 3BJ

This immaculate three double bedroom detached family home is offered with no onward chain and includes a garage and driveway for three vehicles. Inside there is a large lounge/diner, which opens onto the back garden, a large entrance hallway, a modern fitted kitchen with a range of wall and base units and access to the side garden and a cloakroom/WC. On the first floor there are three double bedrooms and a stunning family bathroom with a Japanese sitting bath and separate shower cubicle. The gardens wrap around the entire property with a mix of lawn, patio, driveway, garage and two brick built sheds with lots of future potential. Cooks Spinney is located in the Mark Hall South area of Harlow, within walking distance of excellent local schools, shops and open fields.



CS/REYLANDJOHNSON
 TOTAL FLOOR AREA: 1051 sq.ft. (97.6 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.
 Made with Metropix ©2023



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	
EU Directive 2002/91/EC	82	EU Directive 2002/91/EC	64
England & Wales		England & Wales	

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.

T. 01279 216216 E. info@rjestateagents.co.uk

1 Acorn Mews, Harlow, Essex, CM18 6NA www.rjestateagents.co.uk