

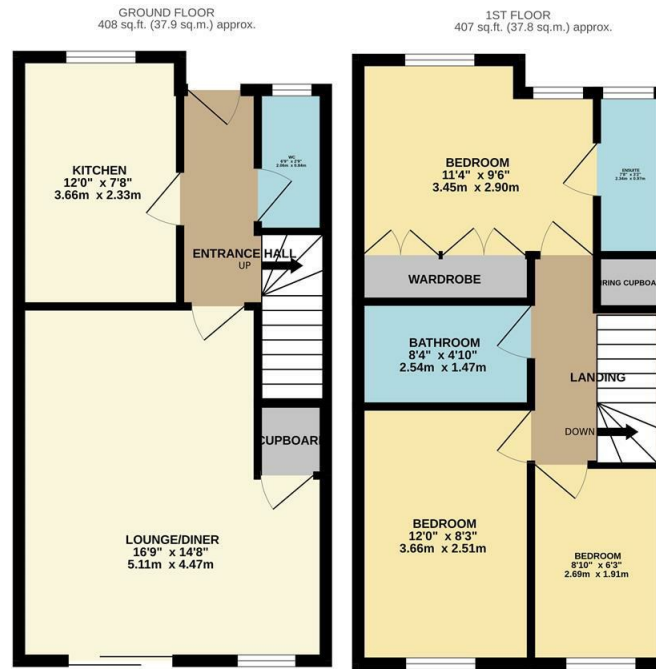


Bentley Drive, Harlow, CM17 9PA
Guide Price £380,000

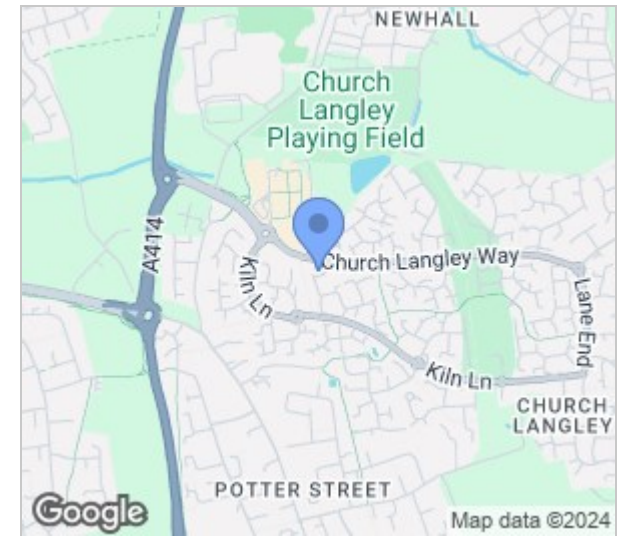
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Bentley Drive, Harlow, CM17 9PA

GUIDE PRICE: £380,000 - £400,000. Offered with no onward chain is this three bedroom semi detached family home located in a quiet cul-de-sac in Church Langley. On the ground floor there is an entrance hallway leading to kitchen with a range of fitted wall and base units, a large lounge/diner and a cloakroom/WC, whilst upstairs there are three bedrooms, with an en-suite and fitted wardrobes to the master, plus a family bathroom with a three piece suite. Outside the rear garden is mainly laid to lawn with a patio area and side access with the allocated parking bay located in the cul-de-sac. Bentley Drive is found just off Kiln Lane, within walking distance of excellent local schools, shops and open fields.



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 TOTAL FLOOR AREA: 815 sq.ft. (75.7 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 reparability of 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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