



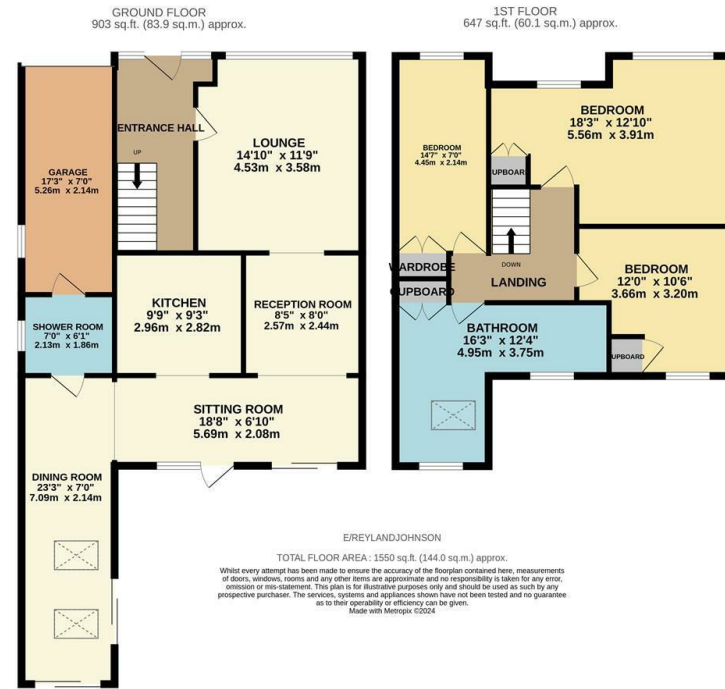
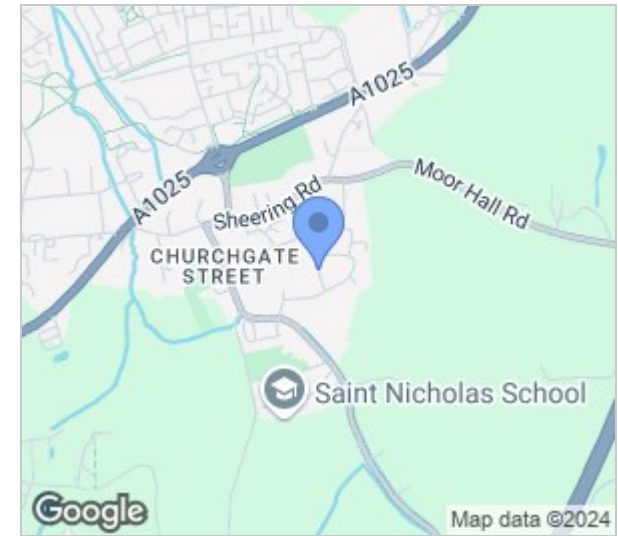
Elmbridge, Old Harlow, CM17 0JY
Guide Price £575,000

3 2 3 D

Elmbridge, Old Harlow, CM17 0JY

Guide Price £575,000 to £600,000.

Located in this highly sought after turning in Churchgate Street is this extended three bedroom (formerly five bedrooms) semi detached family home with a garage and driveway. With a farmhouse, open plan feel throughout there is a large entrance hallway leading to a cosy lounge, sitting room, kitchen with a range of fitted wall and base units, beautiful dining room, a modern shower room and garage. Upstairs there are three double bedrooms (the master was originally two rooms) and a huge family bathroom, with a stunning three piece suite (again formerly the bathroom and a bedroom). Outside the rear garden is beautifully mature with a Mediterranean feel, mainly laid to lawn, a covered and raised patio area and a large shed. Elmbridge is located within walking distance of excellent local schools Saint Nicholas and Churchgate Street Primary School, shops, pubs and open fields, with Harlow's new M11 junction close by.



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	
England & Wales	EU Directive 2002/91/EC	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.

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

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