



Spring Street, CM17 9SL, Harlow, CM17 9SL
£585,000



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Located in the highly desirable area of Newhall is this well presented four double bedroom family home with a driveway and south westerly facing garden. On the ground floor there is a large entrance hallway leading to a modern kitchen/diner, with a range of fitted wall and base units with integrated appliances, an island and breakfast bar, a huge lounge and a cloakroom/WC. Upstairs there are four double bedrooms with an en-suite and fitted wardrobes to the master, a modern family bathroom with a white three piece suite and a balcony off the large landing. Outside, the south westerly facing rear garden is mainly laid to artificial lawn with a patio area, shed and side access to the driveway. Spring Street is located just off High Chase, within walking distance of local schools, shops, coffee shops, open fields and excellent transport links. Please note there is an estate charge with this property.



SSIREYLANDJOHNSON
TOTAL FLOOR AREA: 1533 sq.ft. (142.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans 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 as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) A		
(81-91) B	84	
(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 firms 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