



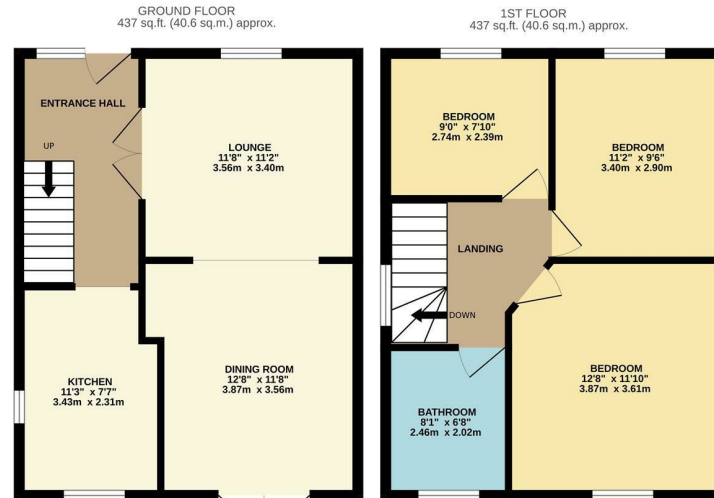
Latton Green, Harlow, CM18 7EP  
£450,000

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# Latton Green, Harlow, CM18 7EP

Located in the popular family area of Latton Green, is this well presented three bedroom semi detached family home with a driveway, garage and huge rear garden. on the ground floor there is a large hallway leading to an open plan lounge and dining room and a modern kitchen with a range of fitted wall and base units, whilst upstairs there are three bedrooms and a family bathroom with a white three piece suite. Outside the large rear garden is mainly lair to lawn with a patio area, shed and side access leading out to the garage and driveway. Latton Green is located just off Commonside Road, within walking distance of excellent local schools, shops, Latton Common and the M11 junction close by.



LGIREYLANDJOHNSON  
 TOTAL FLOOR AREA: 874 sq.ft. (81.2 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.  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs A (92 plus)		Very environmentally friendly - lower CO <sub>2</sub> emissions A (82 plus)	
B (81-91)		B (81-91)	
C (69-80)		C (69-80)	
D (55-68)		D (55-68)	
E (39-54)		E (39-54)	
F (21-38)		F (21-38)	
G (1-20)		G (1-20)	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

Current Energy Rating: **67**  
 Potential Energy Rating: **79**

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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