

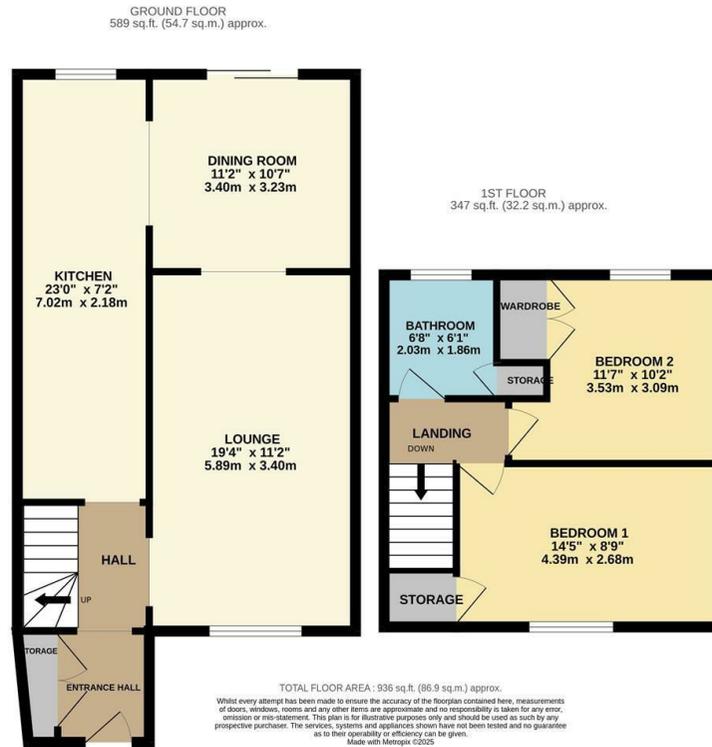


Arkwrights, Harlow, CM20 3NA
£350,000

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An immaculate two bedroom home with a ground floor rear extension. The property has an entrance porch with storage, large living room, dining room, a fitted galley style kitchen which has a range of fitted wall & base units, the first floor has a modern bathroom with three piece-suite and two double bedrooms. The front is paved for a driveway and rear garden has side access and is un-overlooked, landscaped with decking and patio areas. Arkwrights is situated between the Stow and Harlow Town Centre, close by are shops and schooling and Harlow's mainline train station is just over a mile away.



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