



Altham Grove, Harlow, CM20 2PN

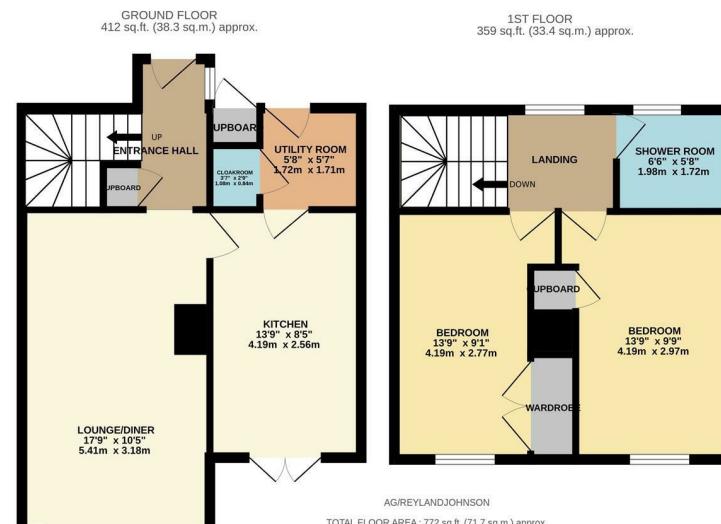
Guide Price £300,000

 2  1  1  C

# Altham Grove, Harlow, CM20 2PN

\*\*Guide Price £300,000 to £325,000\*\*

Located in a quiet cul-de-sac is this well presented, two double bedroom end terrace family home, within walking distance of Harlow Town Centre, Harlow Town Park and excellent local schools. As you enter there is a hallway leading to a large lounge/diner, a kitchen with a range of fitted wall and base units, a utility room and a cloakroom/WC, whilst on the first floor are two double bedrooms and a modern shower room. The west facing rear garden overlooks Burnt Mill School and Harlow Town Park and is laid to lawn, with a patio area, plus a shed. Altham Grove is located in the popular CM20 area.



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs (92 plus) A			Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	69	84	(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 <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			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](mailto:info@rjestateagents.co.uk)

1 Acorn Mews, Harlow, Essex, CM18 6NA [www.rjestateagents.co.uk](http://www.rjestateagents.co.uk)