



# Potter Street, Harlow

Offers In Excess Of £350,000

**Havilands**

the advantage of experience





- Three Bedroom End of Terrace House
- Chain Free
- Downstairs WC
- Approx 50ft Rear Garden
- Within Catchment of Potter St & Passmores Academies
- Walking Distance to Local Shops inc. Tesco supermarket
- Ease of Access to A414 & M11
- Good Public Transport Links into Harlow & Epping

For more images of this property please visit [havilands.co.uk](http://havilands.co.uk)



Havilands are delighted to offer For Sale on a CHAIN FREE basis, this THREE BEDROOM END OF TERRACE HOUSE on Potter Street, CM17. Located on the borders of Harlow and Church Langley, the house is comprised of: three bedrooms, family bathroom, downstairs WC, lounge and kitchen/diner. The property also has a sizeable rear garden, approx 50ft in length with side access. There is also potential to extend (STPP).

An ideal family home, the property falls within the catchment area of Passmores and Potter Street Academies, as well as Mark Hall and Leventhorpe Academies. There is ease of access to the A414 & M11 offering direct links to London, Chelmsford and Stansted Airport, as well as good public transport links to Epping and Harlow town centres. The property is a short walk from local shops and amenities including McColls convenience store and Tesco supermarket (approx 5 minutes). To arrange a viewing, please do not hesitate to get in touch with a member of the team.

Property Information:

Tenure: Freehold

Local Authority: Harlow

Council Tax: Band C(£2140.47 24/25)

EPC Rating: Current 64(D); Potential 83(B)

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3 BED EOT  
TOTAL FLOOR AREA: 900 sq.ft. (83.6 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.  
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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>64</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

havilands | 020 8886 6262

come by and meet the team

30 The Green, Winchmore Hill, London, N21 1AY



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