

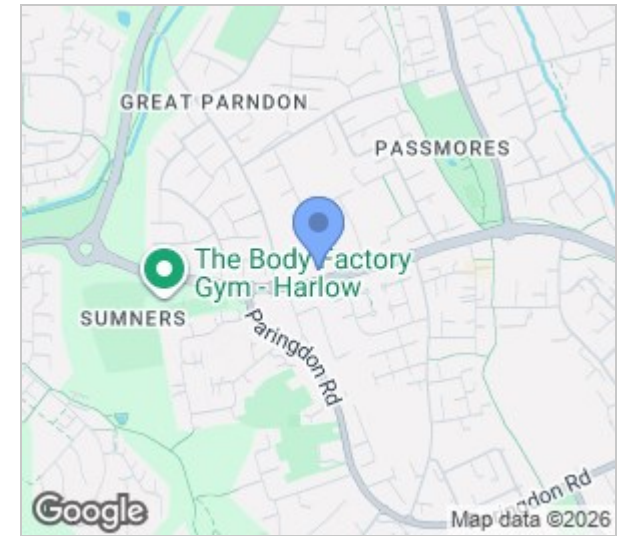


Copse Hill, Harlow, CM19 4PP
£650,000

4 1 3

Copse Hill, Harlow, CM19 4PP

Located at the end of a quiet cul-de-sac is this impressive extended four bedroom semi detached house with large garage and driveway located in the popular turning of Copse Hill. The ground floor accommodation comprises an entrance hall with downstairs WC leading to a kitchen with a range of fitted wall & base level units with work-surface areas, large family living room and dining room. The first floor offers four bedrooms and a bathroom with a modern white three piece-suite with separate shower cubicle. Outside the southerly facing rear garden is unoverlooked and offers patio and lawn areas with a raised decking area as well as an office building and summer-house. Copse Hill is located just off of Southern Way to the south side of Harlow and offers a range of local shops and schools nearby.



REYLANDJOHNSONCH
TOTAL FLOOR AREA: 1875 sq ft (174.5 sq m) approx.
While every attempt has been made to ensure the accuracy of the figures contained here, measurements of actual buildings, 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 not be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee is given as to their operability or efficiency over the years.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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