



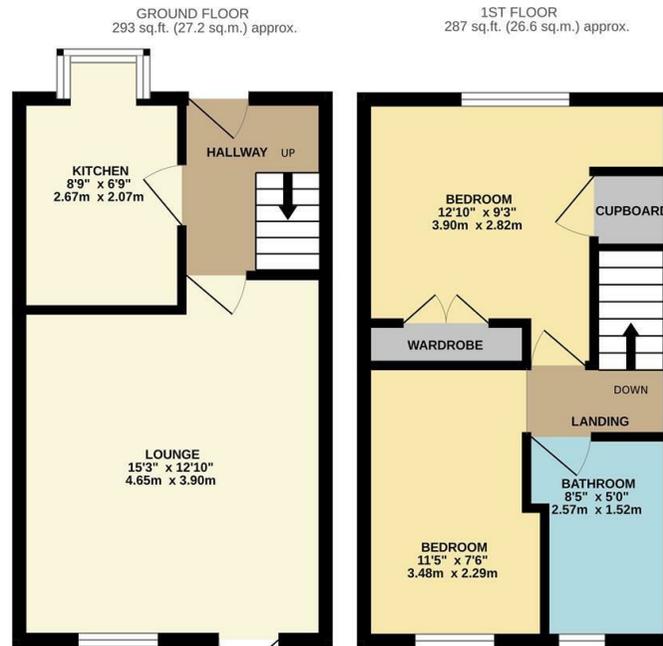
Doulton Close, Harlow, CM17 9RH  
Guide Price £340,000

2 1 1 C

A set of icons representing property features: a bed icon for 2 bedrooms, a bathtub icon for 1 bathroom, a sofa icon for 1 living room, and a lightbulb icon for central heating (C).

# Doulton Close, Harlow, CM17 9RH

GUIDE PRICE: £340,000 - £350,000. Located at the end of a quiet cul-de-sac is this immaculately presented, two bedroom family home with a driveway for two cars. On the ground floor there is an entrance hallway leading to a large lounge/diner and a modern fitted kitchen with a range of wall and base units, whilst upstairs there are two bedrooms, with fitted wardrobes to the master and a modern family bathroom with a white three piece suite. Outside, the rear garden is mainly laid to lawn with a path leading to a shed and rear access, with the parking for two cars to the front. Doulton Close is located just off Lane End with Elwood, within walking distance of excellent local schools, shops and open fields, with the M11 also close by.



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TOTAL FLOOR AREA: 579 sq.ft. (53.8 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		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		76	81
	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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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