

**Joyners Field, Harlow, CM18 7PX**  
**£1,850 Per Month**

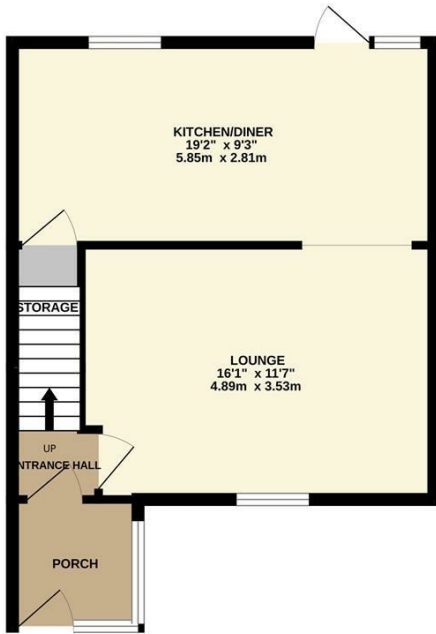
- Three Bedrooms
- End Of Terrace
- Kitchen/Diner
- Available Early July
- Unfurnished
- Popular Location

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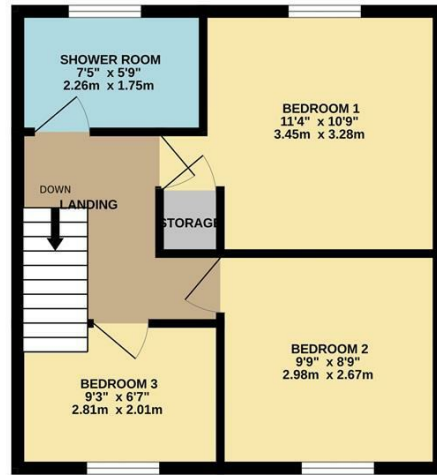
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A three bedroom end of terrace home, available early July on an unfurnished basis. The property is presented to a good standard throughout and offers an entrance porch, lounge and a large, modern kitchen/diner which has a range of fitted wall and base units and access to the garden. The first floor has three bedrooms and a shower room, the rear garden is fully paved with a brick-built shed. Joyners Field is in a popular location, situated close to shops and schooling.

GROUND FLOOR  
432 sq.ft. (40.2 sq.m.) approx.



1ST FLOOR  
399 sq.ft. (37.1 sq.m.) approx.



TOTAL FLOOR AREA: 831 sq.ft. (77.2 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		88
(69-80) C		70
(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 <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		
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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.