



Rundells, Harlow, CM18 7HH
Guide Price £300,000

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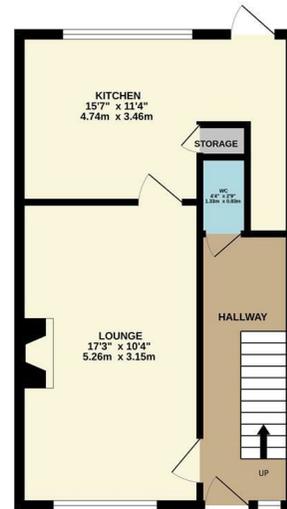
Rundells, Harlow, CM18 7HH

****Guide Price £300,000-£315,000****

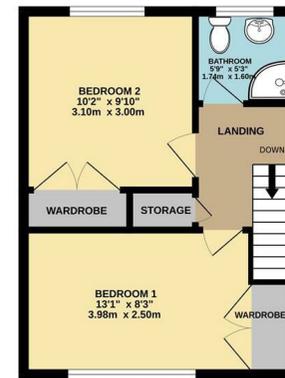
Offered for sale with NO ONWARD CHAIN is this well presented two bedroom mid terrace home. Internally the property offers a lounge, large modern kitchen to the rear which over looks the garden and downstairs w/c. Upstairs comprises two double bedrooms, modern shower room, storage cupboard and loft space. To the rear there is a good size garden with a shed and rear access. Rundells is located off of Commonsides Road, a 6 minute drive to M11 junction, only a short walk to local shops, schools and open fields. As previously mentioned this property is being offered CHAIN FREE.



GROUND FLOOR
410 sq.ft. (38.1 sq.m.) approx.



1ST FLOOR
321 sq.ft. (29.8 sq.m.) approx.



TOTAL FLOOR AREA: 731 sq.ft. (67.9 sq.m.) approx.
While 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 operation 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		79
(55-68) D	66	
(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		
(82 plus) A		
(61-81) B		
(49-60) C		
(35-48) D		
(29-54) 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.

T. 01279 216216 E. info@rjestateagents.co.uk

1 Acorn Mews, Harlow, Essex, CM18 6NA www.rjestateagents.co.uk