



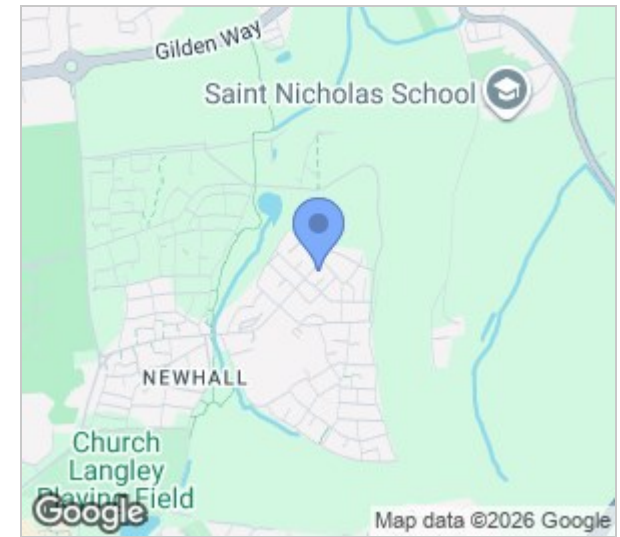
High Chase, Harlow, CM17 9SA
£580,000

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High Chase, Harlow, CM17 9SA

A beautifully presented and extended four bedroom semi detached family home that has been extended on the ground floor, making it substantially larger than other properties in High Chase and includes parking for two cars. As you enter, the hallway leads to a modern fitted kitchen with a range of wall and base units with integrated appliances which leads to a huge open plan lounge and dining room with bi-fold doors, plus a cloakroom/WC. On the first floor there are three bedrooms and a luxury family bathroom, whilst the top floor is the entire master suite, with a huge bedroom, dressing room with fitted wardrobes, en-suite bathroom and a balcony. Outside the rear garden is mainly laid to artificial lawn with a patio area, shed and side access. High Chase is located at the top of The Chase, with a newly built school, shops, cafes, open fields and forests within walking distance.

Please note, there is a Newhall Residence charge associated with this property.



TOTAL FLOOR AREA: 1560 sq.ft. (144.9 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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			100
(92 plus) A		92	
(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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