



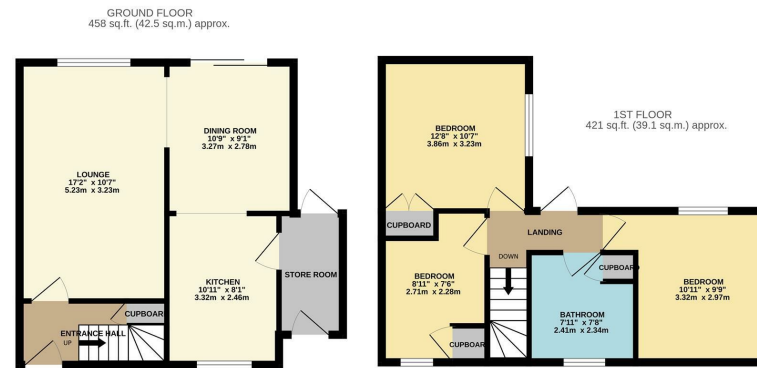
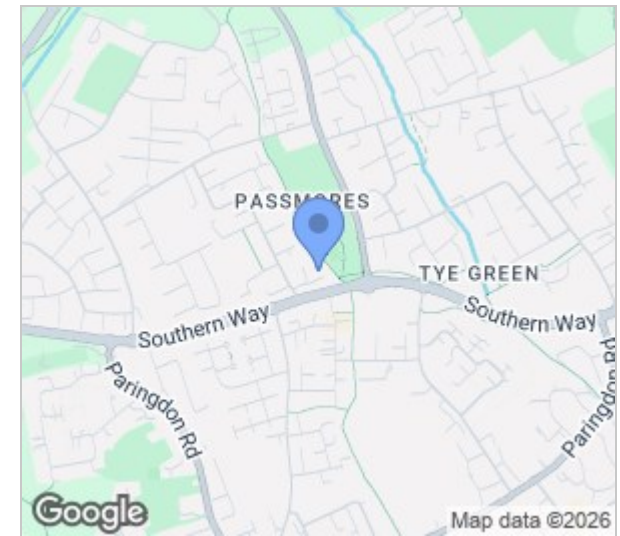
Shawbridge, Harlow, CM19 4NT
Guide Price £325,000



Shawbridge, Harlow, CM19 4NT

****Guide Price £325,000 to £350,000****

Found overlooking a small green is this immaculately presented three bedroom terraced family home in the popular area of Shawbridge, Harlow. On the ground floor there is an entrance hallway leading to a large lounge, which has an open plan feel and leads to the dining room and a modern kitchen with a range of fitted wall and base units, plus a utility/store room. Upstairs there are three bedrooms with fitted wardrobes to the master and a stunning family bathroom with a white three piece suite, plus separate shower. Outside, the rear garden is laid to lawn and patio, with rear access and a shed. Shawbridge is located in the Staple Tye area of Harlow, with local schools, shops, doctors and open fields within walking distance.



S/REYLANDJOHNSON
TOTAL FLOOR AREA: 878 sq.ft. (81.6 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	
EU Directive 2002/91/EC	79
England & Wales	

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	
EU Directive 2002/91/EC	
England & Wales	

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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