



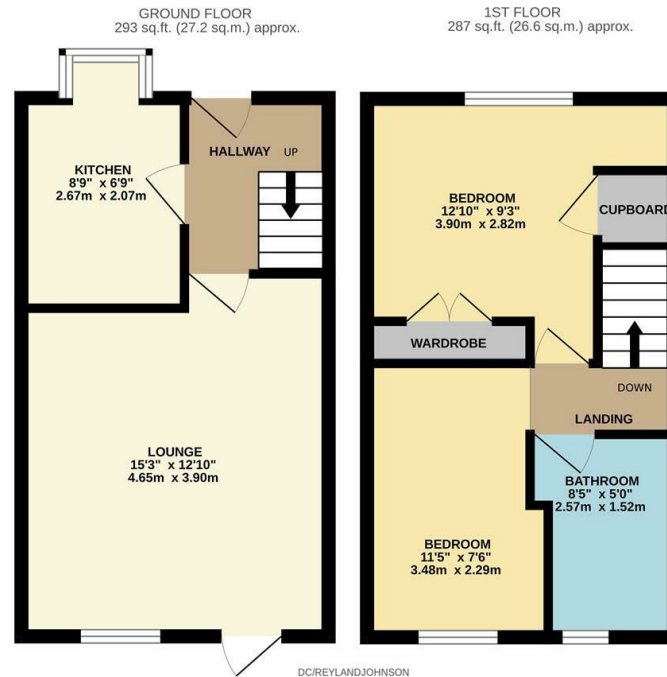
Doulton Close, Harlow, CM17 9RH
Guide Price £340,000

2 1 1 C

A set of four white icons on a dark background. From left to right: a bed icon with the number '2', a bathtub icon with the number '1', a sofa icon with the number '1', and a lightbulb icon with the letter '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		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(82 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	76	England & Wales	EU Directive 2002/91/EC	81

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