



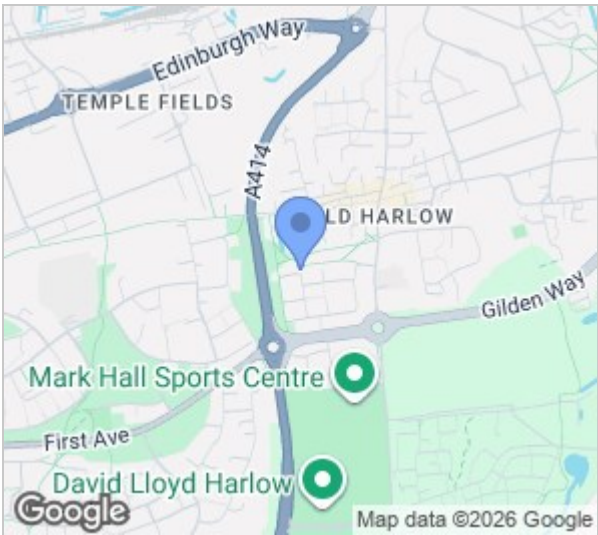
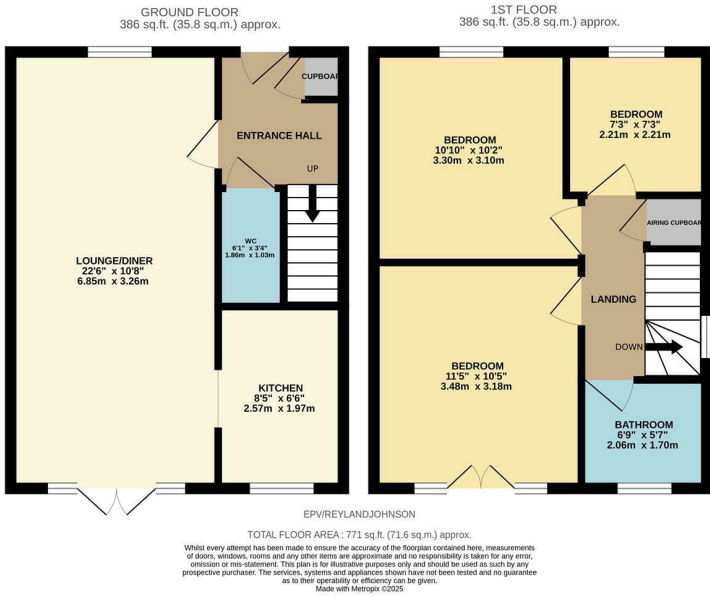
**East Park View, East Park, Old Harlow, CM17 0SG**  
**Guide Price £425,000**



# East Park View, East Park, Old Harlow, CM17 0SG

**\*\*Guide Price £425,000 to £450,000\*\***

Offered with no onward chain is this well presented three bedroom detached family home with a driveway, located in a quiet cul-de-sac in the heart of Old Harlow. On the ground floor there is an entrance hallway leading to a large lounge/diner which opens onto the modern kitchen with a range of fitted wall and base units, plus a cloakroom/WC. Upstairs there are three bedrooms with a Juliette balcony to the master, plus a family bathroom with a white three piece suite. Outside, the rear garden is mainly laid to patio with a raised artificial lawn area and a shed, with a driveway to the front. East Park View is located in East Park, within walking distance of excellent local schools, shops, Harlow Mill Train Station and open fields, plus the new M11 junction is close by.



| Energy Efficiency Rating                    |         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|---------------------------------------------|---------|-----------|-----------------------------------------------------------------|---------|-----------|
|                                             | Current | Potential |                                                                 | Current | Potential |
| Very energy efficient - lower running costs |         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) <b>A</b>                          |         |           | (92 plus) <b>A</b>                                              |         |           |
| (81-91) <b>B</b>                            |         |           | (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                            |         |           | (69-80) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                            |         |           | (55-68) <b>D</b>                                                |         |           |
| (39-54) <b>E</b>                            |         |           | (39-54) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                            |         |           | (21-38) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                             |         |           | (1-20) <b>G</b>                                                 |         |           |
| Not energy efficient - higher running costs |         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales                             |         |           | England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                     |         |           | 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 firms employment has the authority to make or give any representation or warranty in respect of the property.