



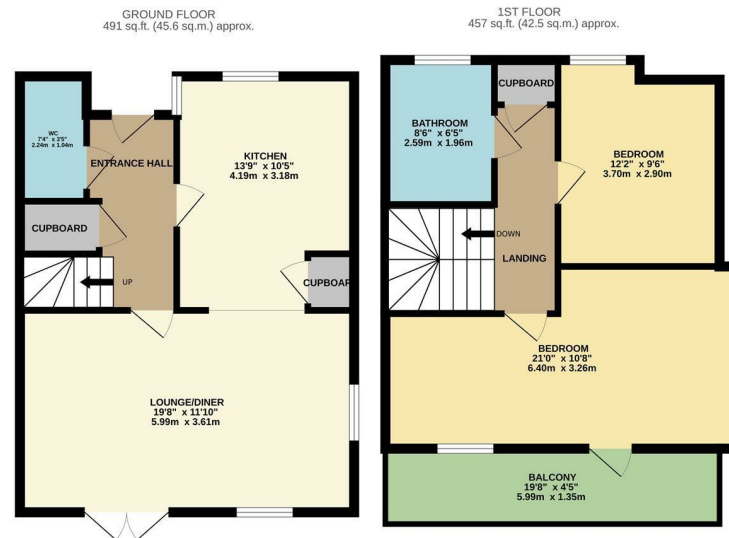
Albertine Street, Harlow, CM17 9FD
£375,000

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Albertine Street, Harlow, CM17 9FD

Located in the highly popular Newhall development is this CHAIN FREE, two double bedroom end terrace home, with a balcony to the master, a small private garden, beautiful communal gardens and allocated parking. On the ground floor there is an entrance hallway which leads to a large kitchen with a range of fitted wall and base units, a bright, dual aspect lounge/diner and a cloakroom/WC, whilst upstairs there are two large double bedrooms, with a beautiful balcony off the master, and a family bathroom with a white three piece suite. Outside, there is a small, west facing private garden which opens onto the communal garden that is mainly laid to lawn, with side access to the allocated and visitor parking. Albertine Street is ideally positioned in Newhall, within walking distance of local cafes, shops, schools, the newly built David Lloyd and open fields, with the M11 junction and Harlow Mill train station also close by.

Please note there is an estate charge of £105 per quarter.



AS/REYLANDJOHNSON
 TOTAL FLOOR AREA: 948 sq.ft. (88.1 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 misstatement. 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			
England & Wales		79	84
	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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