



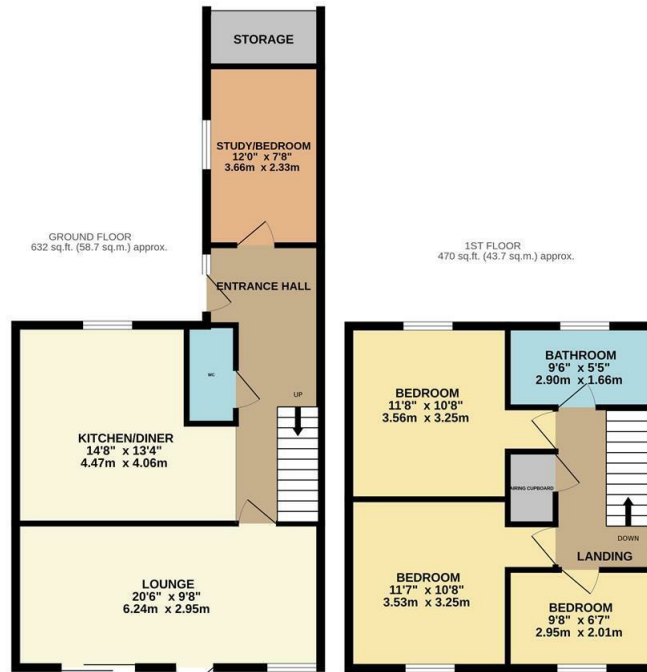
Tithelands, Harlow, CM19 5NF  
£400,000

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# Tithelands, Harlow, CM19 5NF

Located in a quiet cul-de-sac on the outskirts of Harlow, is this beautifully presented and recently modernised three bedroom family home with a converted garage and driveway. Some of the upgrades include a boiler, bathroom and windows all fitted in 2021. As well as a front extension, new kitchen and new downstairs flooring completed in 2023. There are other upgrades the sellers have completed internally which can be fully appreciated on a viewing.

As you enter there is a large hallway leading to stunning kitchen/diner with a range of fitted wall and base units with integrated appliances, a large, bright lounge, the converted garage (currently used as a bedroom) and a cloakroom/WC. On the first floor there are three bedrooms, a stunning family bathroom with a free standing bath and separate double shower and the airing cupboard is used as a type of utility room. Outside, the west facing rear garden is mainly laid to lawn with a patio area and rear access, with the driveway to the front. Tithelands is located in the popular Katherines area of Harlow, with local schools, shops and open fields within walking distance.



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		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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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