



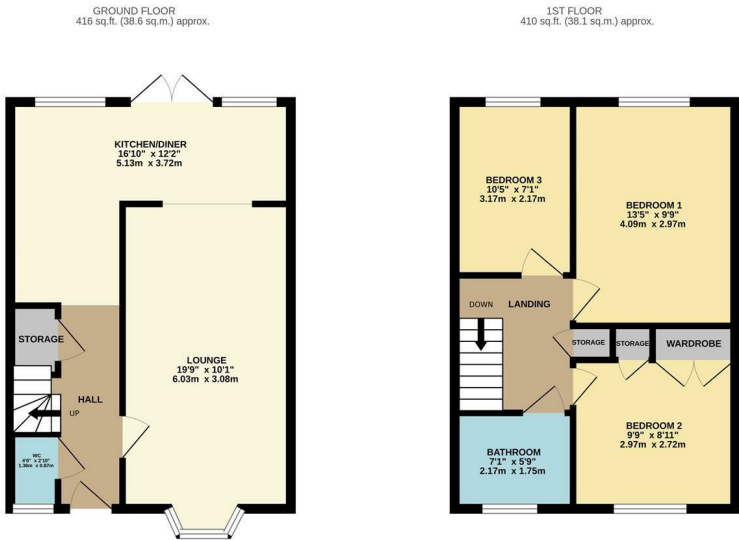
Hollyfield, Harlow, CM19 4NG
£350,000



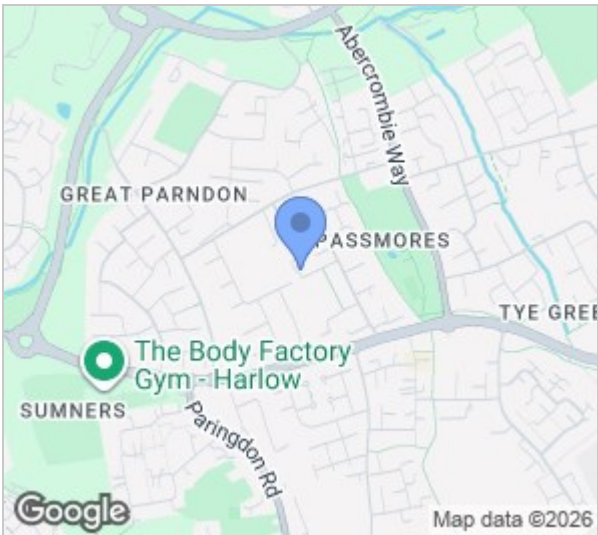
Hollyfield, Harlow, CM19 4NG

Offered with NO ONWARD CHAIN is this well presented three double bedroom family home with parking available to the rear and potential to create a parking space (STPP). Downstairs offers a w/c, large lounge, modern kitchen/dining room with french doors opening up onto the large rear garden. Upstairs comprises three double bedrooms, a family bathroom, multiple storage cupboards and a loft space. To the rear is a good size garden mainly laid to lawn, with a brand new outbuilding perfect for an office with power and lighting. As well as rear access leading to the newly created parking spaces and potential to create a driveway for one car (STPP).

Hollyfield is located just a short walk to Staple Tye Shopping Centre with a range of shops, cafes and takeaway restaurants. As well as being walking distance to Jerounds Primary Academy and less than a 10 minute drive to Harlow Town Train Station with direct access to Cambridge and London. CHAIN FREE.



TOTAL FLOOR AREA: 826 sq.ft. (76.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.
Made with Metropix 12026



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			Very environmentally friendly - lower CO ₂ emissions		
(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			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.