

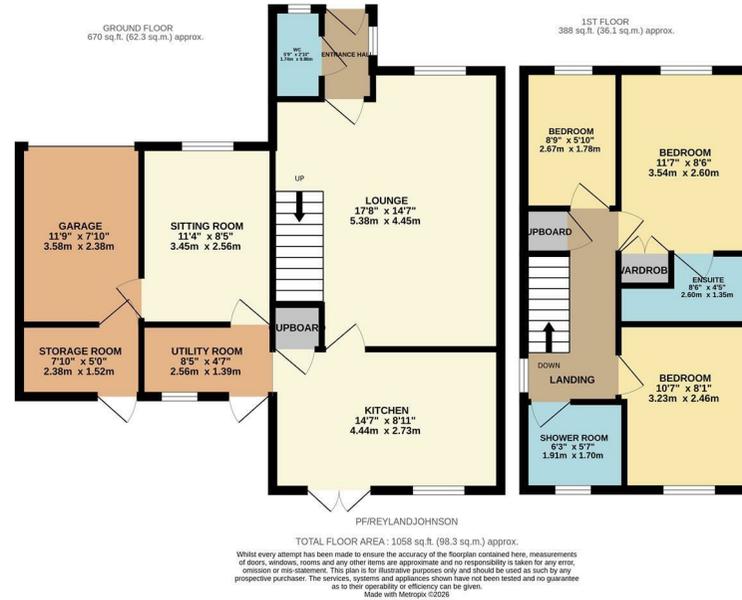


Pytt Field, Harlow, CM17 9AA
£450,000

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An immaculate, extended three bedroom end of terrace family home benefitting from two reception rooms as well as new windows, a new boiler, a new shower room and a new kitchen all fitted in 2022. Downstairs comprises a porch with cloakroom/WC, a large lounge leading through to a stunning kitchen/diner, utility room, additional reception room and garage. Upstairs offers three bedrooms with an en-suite to the master bedroom and a further stunning shower room. Externally there is a nice size, private rear garden with side access leading through to the garage and driveway for two cars. Pytt Field is a quiet cul-de-sac located at the top of Potter Street, with local schools and shops a short walk away, with the M11 Junction and Harlow Mill Station close by. A viewing is highly recommended to appreciate the size and condition.



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			
		68	85
England & Wales		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	

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