



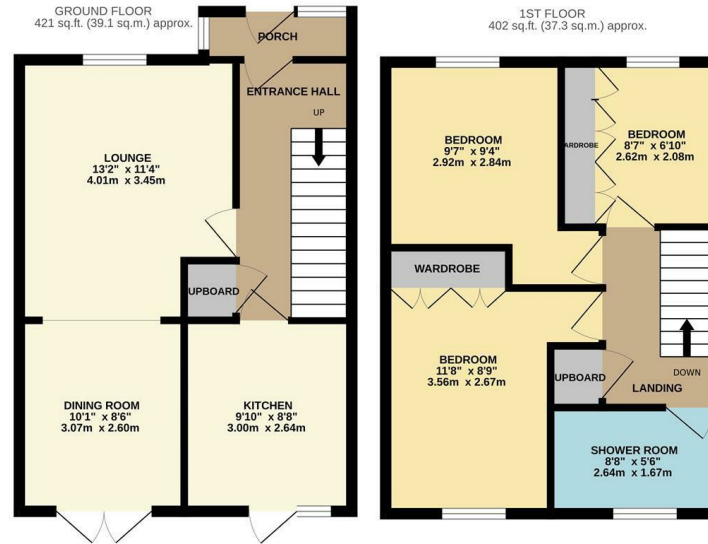
Dunstalls, Harlow, CM19 5RB
Guide Price £325,000

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Dunstalls, Harlow, CM19 5RB

Guide Price £325,000 to £340,000

Located in a quiet cul-de-sac is this well presented three bedroom end terrace family home, which backs onto a small field. As you enter there is a porch leading to an entrance hallway, a stunning kitchen with a range of fitted wall and base units with integrated appliances, a lounge and dining room. Upstairs there are three bedrooms, two of which have fitted wardrobes plus a modern shower room. Outside, the rear garden is mainly laid to artificial lawn, with a patio area, shed and rear access to the field behind. Dunstalls is located in the popular Summers development, with local schools, shops and open fields within walking distance.



DIREYLANDJOHNSON
TOTAL FLOOR AREA: 823 sq.ft. (76.4 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 mis-statement. 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			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(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		
72		81			
England & Wales	EU Directive 2002/91/EC		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.

T. 01279 216216 E. info@rjestateagents.co.uk

1 Acorn Mews, Harlow, Essex, CM18 6NA www.rjestateagents.co.uk