

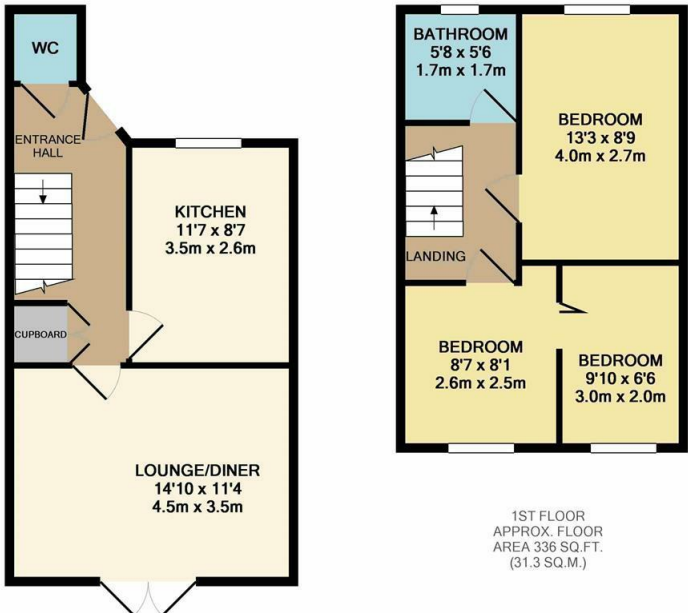


Spencers Croft, Harlow, CM18 6JW
£1,650 Per Calendar Month



Spencers Croft, Harlow, CM18 6JW

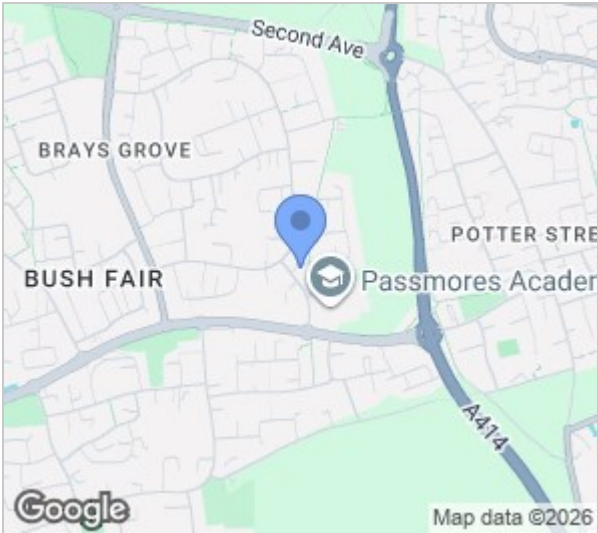
AVAILABLE NOW on an unfurnished basis is this two/three bedroom home includes a large outbuilding and has recently been redecorated throughout. The property comprises an entrance hallway leading to a large lounge/diner, kitchen with a range of fitted wall and base units and cloakroom/WC, while on the first floor the master bedroom has been partitioned to create two rooms, with a further double bedroom and family bathroom with a white three piece suite. The rear garden is laid to patio with a large outbuilding with light and power, plus rear access. Spencers Croft is located in the Bush Fair area of Harlow, within close proximity to Passmores and Holy Cross Schools, Harlow Common and the M11.



GROUND FLOOR
APPROX. FLOOR
AREA 368 SQ.FT.
(34.2 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 336 SQ.FT.
(31.3 SQ.M.)

1295/REYLANDJOHNSON
TOTAL APPROX. FLOOR AREA 704 SQ.FT. (65.4 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan 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		
	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 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 firms employment has the authority to make or give any representation or warranty in respect of the property.