

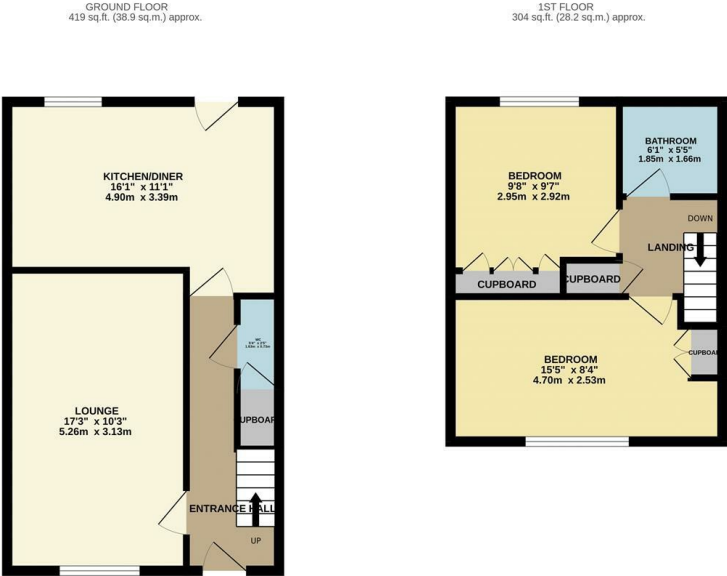


Rundells, Harlow, CM18 7HF
£325,000



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A well-presented two double bedroom terraced home, ideally situated in the popular Rundells area, just a short stroll from the open green spaces of Latton Common. The property offers bright and spacious accommodation throughout, comprising a welcoming lounge, convenient ground floor WC and a modern kitchen/diner fitted with a range of wall and base units, providing an ideal space for everyday living and entertaining. To the first floor, the landing leads to two generously sized double bedrooms and a stylish family bathroom featuring a modern three-piece suite. Externally, the rear garden has been designed with low maintenance in mind, featuring artificial lawn, a patio seating area, a useful brick-built shed and rear access. To the front, the property enjoys a pleasant outlook over a small green, adding to its attractive setting. Ideally positioned within easy reach of local shops, schools and amenities, with Latton Common just a short walk away, this lovely home offers a fantastic opportunity for first-time buyers, downsizers and investors alike.



REYLANDJOHNSONRH
TOTAL FLOOR AREA: 722 sq.ft. (67.1 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 errors, omissions or mis-measurement. The plan is for illustrative purposes only and should be used as a guide only by 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		
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.