



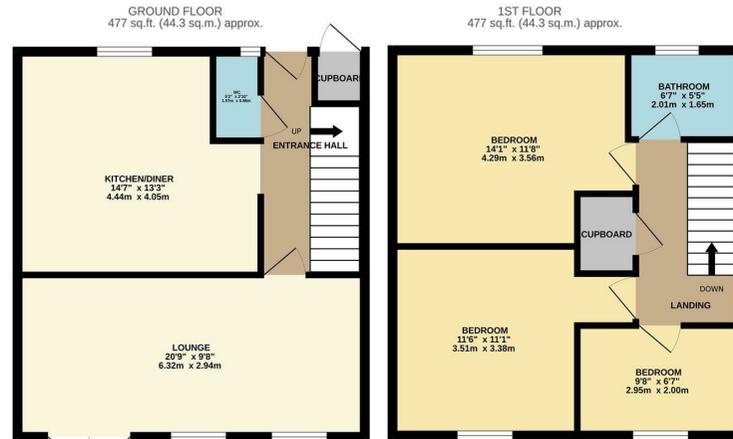
Seymours, Harlow, CM19 5NQ  
Guide Price £375,000

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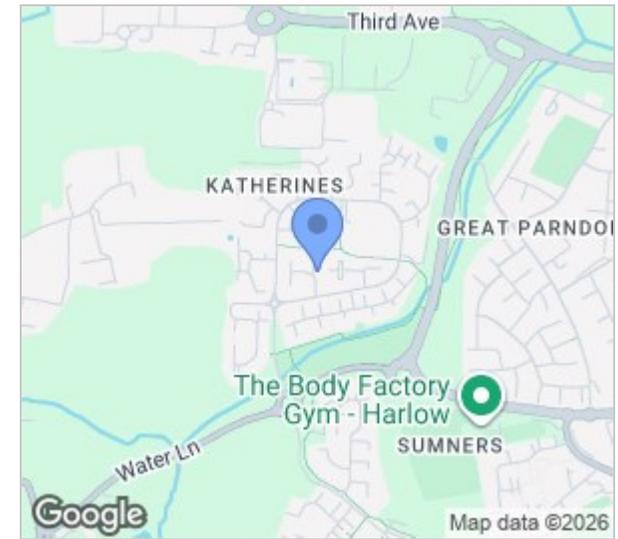
# Seymours, Harlow, CM19 5NQ

**\*\*Guide Price £375,000 to £400,000\*\***

Located in a quiet cul-de-sac with the added benefits of a garage and driveway is this well presented, three bedroom family home in Seymours. As you enter there is a hallway leading to a modern kitchen/diner with a range of fitted wall and base units, a large lounge and a cloakroom/WC, whilst upstairs there are three bedrooms and a beautiful family bathroom with a white three piece suite. Outside the rear garden is laid to artificial lawn and patio, with rear access to the driveway and garage, with artificial lawn to the front. Seymours is located in the popular Katherines development on the outskirts of Harlow, with local schools, shops and open fields within walking distance.



TOTAL FLOOR AREA: 954 sq.ft. (88.6 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		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	80
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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