



Lodge Hall, Harlow, CM18 7SY
Guide Price £440,000

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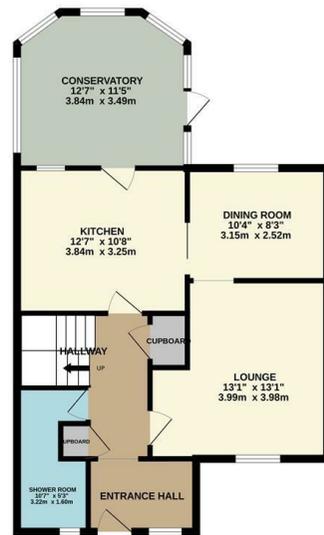
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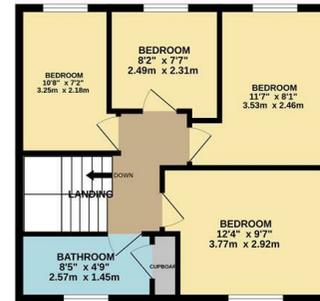
Offered for sale with no onward chain is this well presented four bedroom detached house with garage & driveway. The property comprises an entrance hall leading to a ground floor shower room, lounge, dining room, kitchen with a range of fitted wall & base level units with work-surface areas and a conservatory. The first floor offers four bedrooms and a family bathroom with a white three piece-suite. Outside the rear garden is laid to lawn with a patio area and rear access leading to the garage & parking. Lodge Hall is located to south side of Harlow just off of Commons Road with shops and schools nearby. Chain Free.



GROUND FLOOR
696 sq.ft. (64.6 sq.m.) approx.



1ST FLOOR
489 sq.ft. (45.4 sq.m.) approx.



REYLAND:JOHNSON:JLH

TOTAL FLOOR AREA - 1185 sq.ft. (110.0 sq.m.) approx.

While 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. Made with Metropac ©2020



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	57	65

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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