



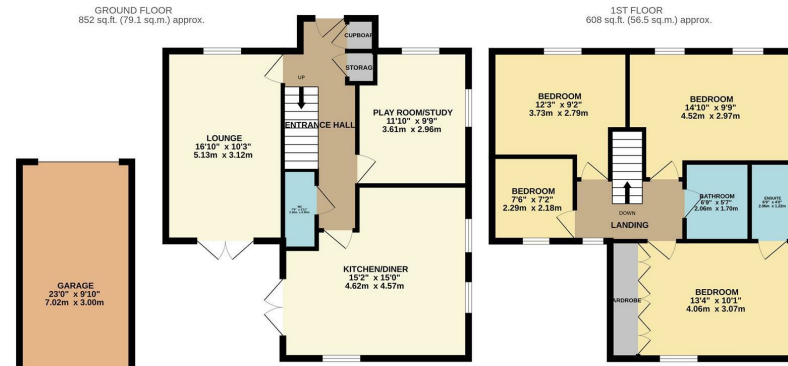
Medlar Close, Old Harlow, CM17 0FY
Guide Price £575,000

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Medlar Close, Old Harlow, CM17 0FY

Guide Price £575,000 to £600,000

Located in a quiet cul-de-sac, with beautiful views over a pond is this immaculately presented, four bedroom detached family home with a garage and large driveway. As you enter there is an entrance hallway leading to a modern kitchen/diner with a range of fitted wall and base units, with integrated appliances and an island/breakfast bar, a large lounge, a bright play room/office and a cloakroom/WC. Upstairs there are four bedrooms, with fitted wardrobes and an en-suite to the master, plus a stunning family bathroom with a white three piece suite. Outside, the rear garden has a beautiful patio, with artificial lawn and side access leading out to the large garage and driveway. Medlar Close is found just off Blackthorn Drive, within easy access of local shops, schools, open fields and the new M11 junction 7A. Harlow Mill Train Station is within walking distance and Stansted Airport is close by.



MC/REYLANDJOHNSON
TOTAL FLOOR AREA : 1460 sq.ft. (135.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, rooms and any other details 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 is to their operability or efficiency can be given.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
85	94		
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	

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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