



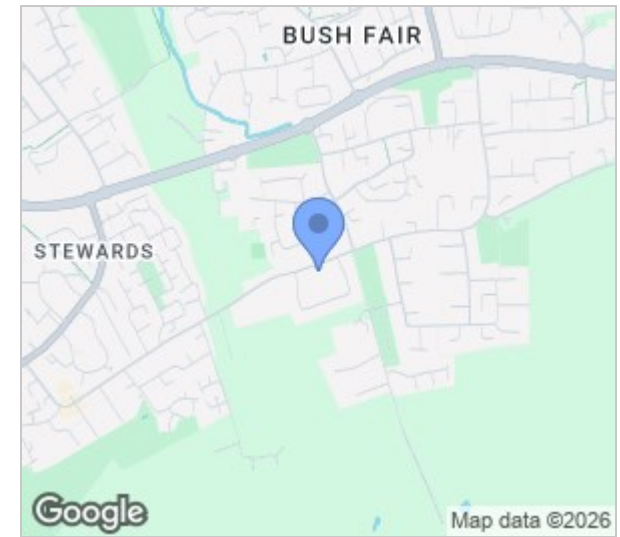
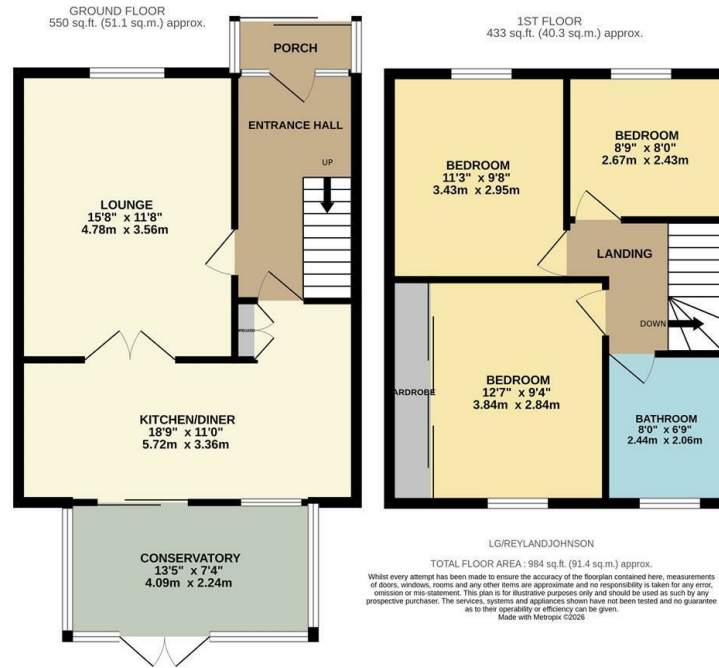
Latton Green, Harlow, CM18 7ES
Guide Price £450,000



Latton Green, Harlow, CM18 7ES

Guide Price £450,000 to £475,000

Located in the popular family area of Latton Green, is this beautifully presented three double bedroom semi detached family home with a large driveway and huge 100ft south facing rear garden. As you enter there is a porch and large hallway leading large lounge, a modern, open plan kitchen/diner with a range of fitted wall and base units and a bright conservatory. Upstairs there are three bedrooms, with fitted wardrobes to the master and a family bathroom with a white three piece suite and separate shower cubicle. Outside the south facing, large rear garden is mainly laid to lawn with two patio areas, two sheds and side access leading out to the driveway. Latton Green is located just off Commonsides Road, within walking distance of excellent local schools, shops, Latton Common and the M11 junction close by.



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	74	79

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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