



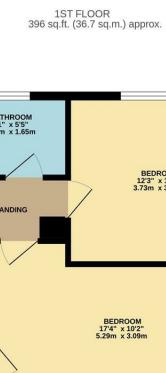
Little Brays, Harlow, CM18 6EP

£290,000

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Little Brays, Harlow, CM18 6EP

Offered for sale with no onward chain is this two double bedroom end of terrace house with additional plot to the side. The property itself comprises an entrance hall leading to a lounge, dining area, kitchen with fitted units and a storage/coal shed. The first floor offers two good sized bedrooms and a bathroom with a three piece-suite. Outside the rear garden is mostly laid to lawn with side access. The property offers a large plot to the side that could offer more garden space or an extension (subject to planning permission). Little Brays is a popular area located close to Bush Fair which offers a range of local shops and schools nearby. Chain Free.



REYLAND-JOHNSON/LB

TOTAL FLOOR AREA - 787 sq.ft. (73.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floor plans, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for identification purposes only and should not be used as such by any prospective purchaser. The fixtures, 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	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

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