



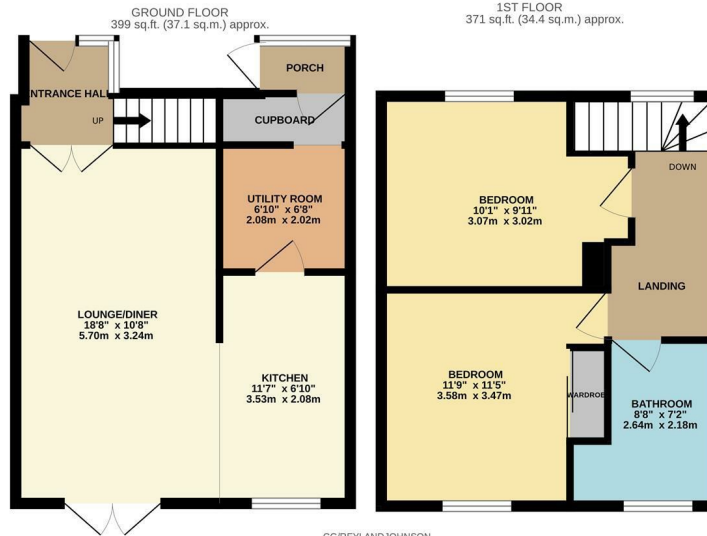
Canons Gate, Harlow, CM20 1QG
Guide Price £325,000

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Canons Gate, Harlow, CM20 1QG

Guide Price £325,000 to £350,000

Offered with NO CHAIN is this two double bedroom home with potential for a driveway, located within walking distance of Princess Alexandra Hospital, Harlow Town Train Station and Harlow Town Centre. As you enter there is a hallway leading to a large lounge/diner, which opens onto the modern kitchen with a range of wall and base units and a breakfast bar plus a utility room, while on the first floor are two double bedrooms and a modern family bathroom with a three piece suite. The west facing rear garden is mainly laid to lawn with a patio area, with a lawned front garden, ideal for a driveway. Canons Gate is located just off Elizabeth Way, with local schools, shops and open fields within walking distance.



CG/REYLANDJOHNSON
 TOTAL FLOOR AREA: 770 sq.ft. (71.5 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			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(82 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
		82			47
England & Wales		EU Directive 2002/91/EC	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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