



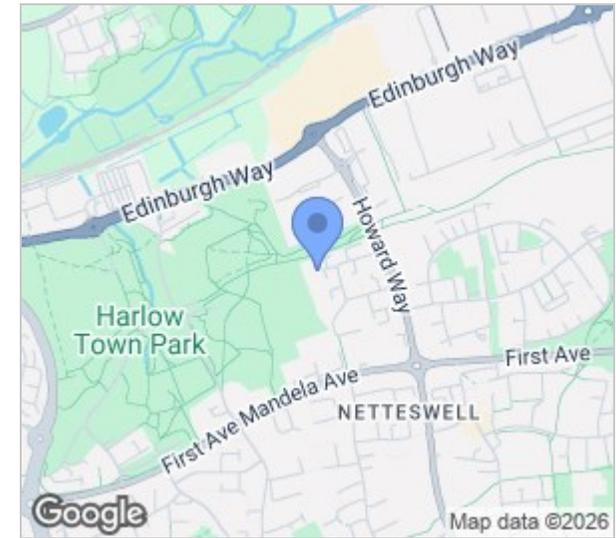
Altham Grove, Harlow, CM20 2PN  
£350,000

3 1 2

A set of icons representing property features: a bed icon followed by the number 3, a bathtub icon followed by the number 1, and a sofa icon followed by the number 2. To the right of these is a lightbulb icon.

# Altham Grove, Harlow, CM20 2PN

Offered with NO CHAIN is this well presented, three bedroom family home in the highly popular turning of Altham Grove, Harlow, within walking distance of excellent local schools, Harlow Town Park and Harlow Town Train Station. On the ground floor there is a porch leading to an entrance hallway, a large lounge, bright dining room, kitchen with a range of fitted wall and base units and a store room. Upstairs there are three good sized bedrooms, two of which have fitted wardrobes and a beautiful family bathroom with a separate double shower. Outside, the south facing rear garden is mainly laid to lawn with a patio area, brick built shed and rear access, with a small courtyard to the front. Altham Grove is located just off Howard Way, in the popular CM20 postcode in Harlow.



AGIREYLANDJOHNSON  
 TOTAL FLOOR AREA: 966 sq.ft. (89.8 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> 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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