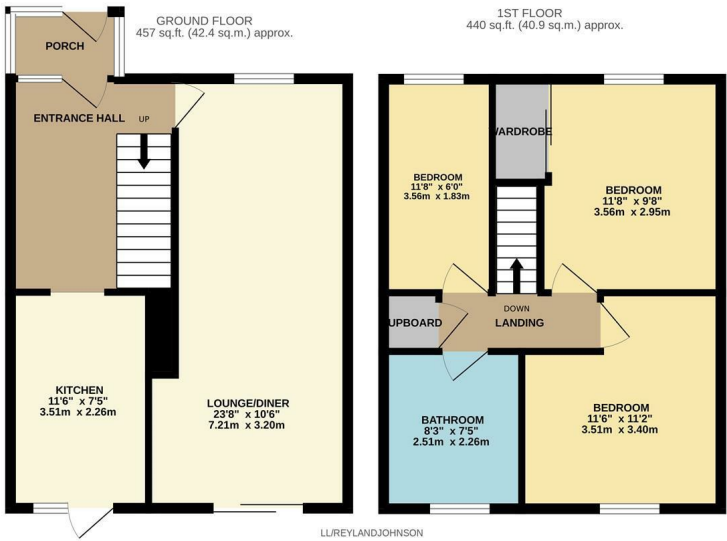


Long Ley, Harlow, CM20 3NP
£325,000

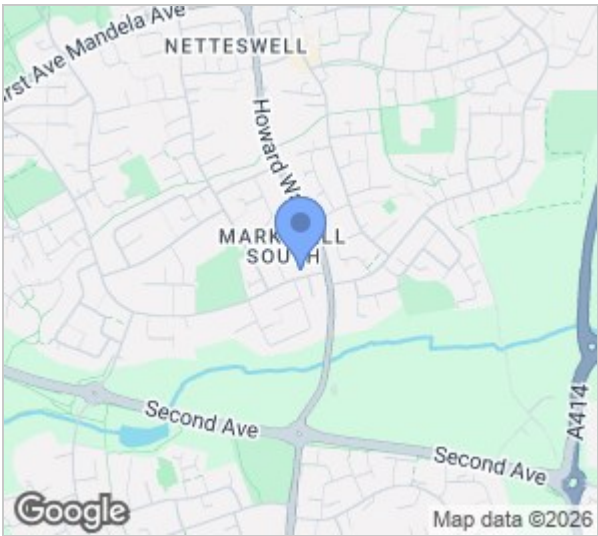


Long Ley, Harlow, CM20 3NP

Located in the popular CM20 area is this large three bedroom family home. As you enter there is a porch and entrance hallway leading to a large lounge/diner, a conservatory and a modern kitchen with a range of fitted wall and base units. Upstairs there are three bedrooms, with fitted wardrobes to the master and a large family bathroom with a white three piece suite. Outside, the west facing rear garden is mainly laid to artificial lawn, with a patio area, summer house and shed. Long ley is located just off Howard Way, within walking distance of excellent local schools, shops and open fields. This property can be reserved exclusively - fees apply.



LUREYLANDJOHNSON
TOTAL FLOOR AREA: 897 sq.ft. (83.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 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		
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 firms employment has the authority to make or give any representation or warranty in respect of the property.