



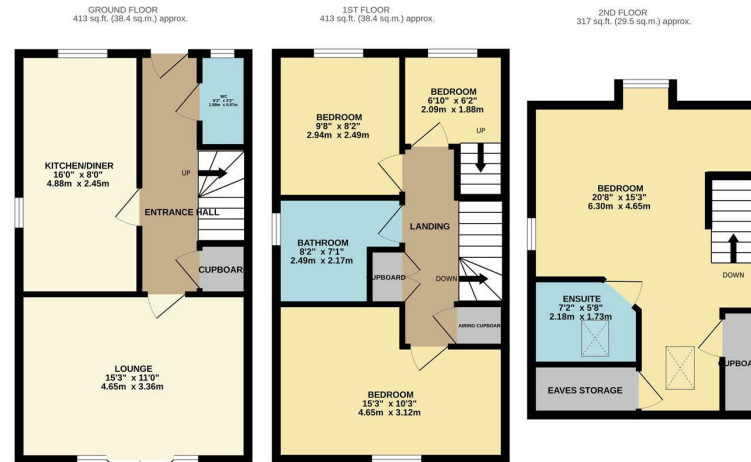
Huntley Road, Harlow, CM20 2PR
Guide Price £475,000

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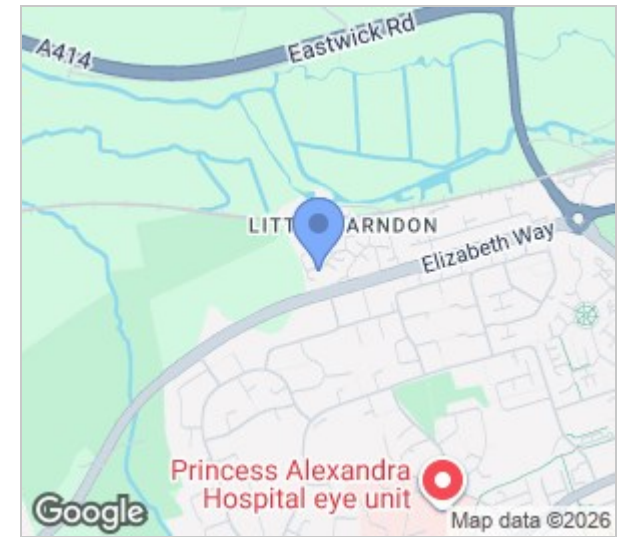
Huntley Road, Harlow, CM20 2PR

****Guide Price £475,000 to £490,000****

Located at the end of a quiet cul-de-sac in the desirable Ram Gorse Park Development, within walking distance of Harlow Town Train Station, Harlow Town Park and Princess Alexandra Hospital is this immaculately presented three bedroom semi detached family home with a garage and driveway. As you enter there is a hallway leading to a modern kitchen/diner with a range of fitted wall and base units and some integrated appliances, a bright lounge and a cloakroom/WC. Upstairs there are two bedrooms and a modern family bathroom, plus access to the master suite which covers the entire top floor, with a study area and its own stair case leading to the large bedroom with high ceilings and a stunning en-suite shower room. The rear garden is mainly laid to lawn with a patio area and side access leading out to the garage and driveway for two cars. Huntley Road is found just off St Mary's Lane, with schools, shops and open fields and Woodland within walking distance.



TOTAL FLOOR AREA: 1144 sq.ft. (106.3 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	
Current	Potential	Current	Potential
Very energy efficient - lower running costs A (92 plus)	Very energy efficient - lower running costs A (92 plus)	Very environmentally friendly - lower CO ₂ emissions A (82 plus)	Very environmentally friendly - lower CO ₂ emissions A (82 plus)
B (81-91)	85	B (81-91)	95
C (69-80)		C (69-80)	
D (55-68)		D (55-68)	
E (39-54)		E (39-54)	
F (21-38)		F (21-38)	
G (1-20)		G (1-20)	
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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

T. 01279 216216 E. info@rjestateagents.co.uk

1 Acorn Mews, Harlow, Essex, CM18 6NA www.rjestateagents.co.uk