



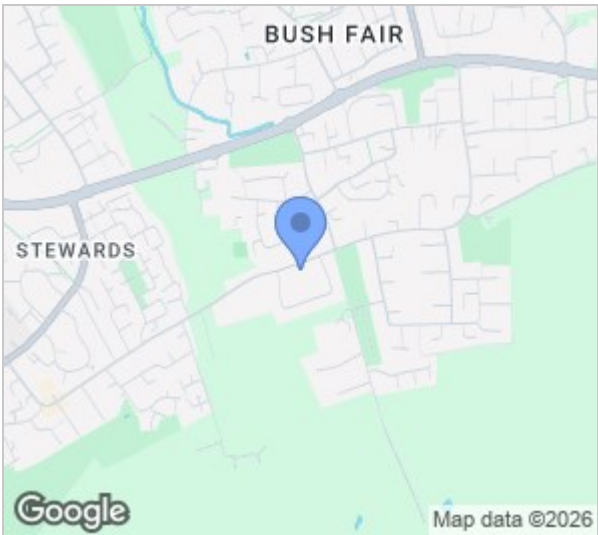
Latton Green, Harlow, CM18 7ES
Guide Price £450,000



Latton Green, Harlow, CM18 7ES

(Guide Price £450,000 - £475,000)

A well presented and extended three bedroom semi detached house with a driveway. The property has been well maintained by the current vendor and comprises an entrance hallway with cloakroom/WC, lounge with log burner, dining room, large L shaped kitchen with a range of fitted wall & base level units with work-surface areas, landing, three well proportioned bedrooms and a family bathroom with a white three piece-suite with separate shower cubicle. Outside the south facing rear garden is laid to lawn with a patio area, flower beds with shrubs, raised pond and garden room/summer house with storage. Other benefits include solar panels and side access. Latton Green is a popular family area located just off of Commonsides Road with access to local shops, schools, doctors surgery and M11 motorway all nearby.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			Very environmentally friendly - lower CO ₂ emissions		
(81-91) B			(92 plus) A		
(69-80) C			(81-91) B		
(55-68) D			(69-80) C		
(39-54) E			(55-68) D		
(21-38) F			(39-54) E		
(1-20) G			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			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.