

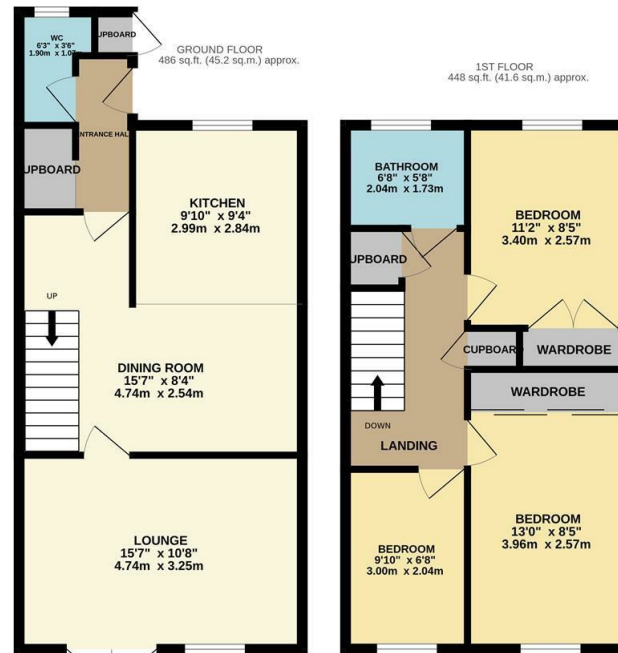


Sycamore Field, Harlow, CM19 5RT
£330,000

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Sycamore Field, Harlow, CM19 5RT

This well presented three bedroom family home is located in the popular cul-de-sac of Sycamore Field, on the outskirts of Harlow and includes a cabin/outbuilding in the garden. As you enter there is a hallway leading to a dining room which opens onto the modern kitchen with a range of fitted wall and base units, a large lounge and a cloakroom/WC. Upstairs there are three bedrooms, two of which have fitted wardrobes and a modern family bathroom with a white three piece suite. Outside, the south west facing rear garden is a mix of patio, artificial lawn and decking, with an outbuilding (currently used as a home office), rear access to the cycle track and a small green. Sycamore Field is located in the Sumners area of Harlow, with schools, shops and open fields within walking distance.



S/REYLANDJOHNSON
 TOTAL FLOOR AREA: 934 sq. ft. (86.8 sq.m.) approx.
 While every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The symbols, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with MyHomeplan (2020).



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

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

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

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