



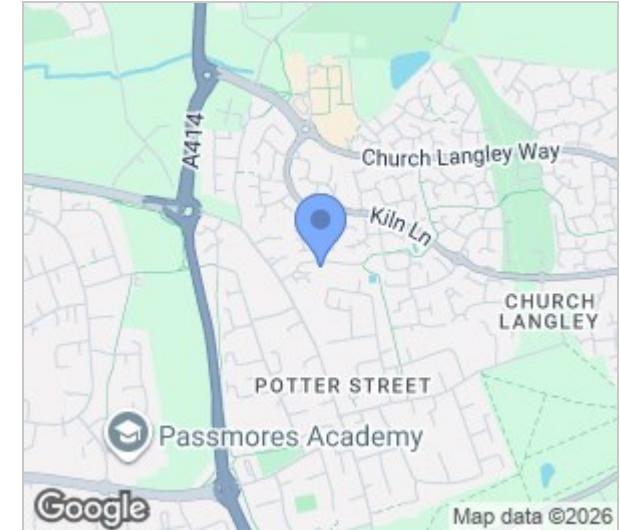
**Kingsdon Lane, Harlow, CM17 9AB**  
Guide Price £700,000

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# Kingsdon Lane, Harlow, CM17 9AB

\*\*(Guide Price £700,000 - £725,000)\*\*

A four bedroom detached chalet bungalow with gated driveway and double garage. Situated at the end of a private lane, not far from shops and schooling and about a mile from junction 7 of the M11. The property has accommodation over two floors with the ground floor comprising of an entrance hall, kitchen/breakfast room, utility, dining room, lounge, study/bedroom 5, two double bedrooms and two bathrooms. The first floor has a further two large double bedrooms and another bathroom. Outside the rear garden is laid to lawn with a patio area and side access. Chain Free. Please note this property is owned by someone associated with Reyland Johnson.



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(92 plus) A		
(81-91) B	69	79	(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 <sub>2</sub> 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.

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