



Canons Gate, Harlow, CM20 1QG
Guide Price £325,000

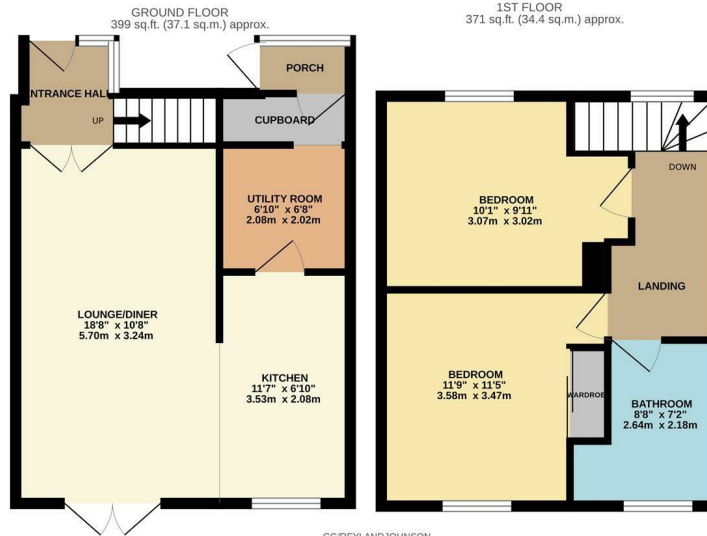
2 1 1 E

A set of icons representing property features: a bed icon followed by the number 2, a bathtub icon followed by the number 1, a sofa icon followed by the number 1, and a lightbulb icon followed by the letter E.

Canons Gate, Harlow, CM20 1QG

Guide Price £325,000 to £350,000

Offered with NO CHAIN is this two double bedroom home with potential for a driveway, located within walking distance of Princess Alexandra Hospital, Harlow Town Train Station and Harlow Town Centre. As you enter there is a hallway leading to a large lounge/diner, which opens onto the modern kitchen with a range of wall and base units and a breakfast bar plus a utility room, while on the first floor are two double bedrooms and a modern family bathroom with a three piece suite. The west facing rear garden is mainly laid to lawn with a patio area, with a lawned front garden, ideal for a driveway. Canons Gate is located just off Elizabeth Way, with local schools, shops and open fields within walking distance.



CG/REYLANDJOHNSON
 TOTAL FLOOR AREA: 770 sq.ft. (71.5 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		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	82	47

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.

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