

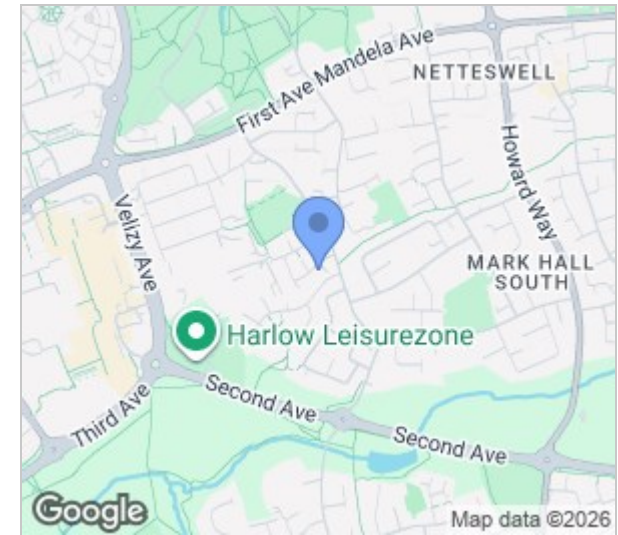


Broadfield, Harlow, CM20 3PX  
£425,000

3 1 2

# Broadfield, Harlow, CM20 3PX

An extended three bedroom terraced house with a driveway for two/three vehicles. The ground floor comprises an entrance hall leading to a lounge, modern kitchen with a range of fitted wall & base level units with central island, dining room with bi-folding doors leading to the garden, utility room and ground floor WC. The first floor offers three double bedrooms and a family bathroom with a white three piece-suite. Outside the rear garden is laid to artificial lawn with a patio area and large brick built shed. Broadfield is a popular area located close to Harlow College, Town Centre, Town Park and Harlow Town Train Station with direct links to London, Cambridge and Stansted Airport.



HEYLANDJOHNSONBFF  
 TOTAL FLOOR AREA: 1122 NET (104.3 sq.m.) APPROX.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of blocks, 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 not be used as such by any prospective purchaser. The graphics, symbols and appliances shown here are not meant and no guarantee as to their operability or efficiency can be given.  
 Made with Housplan 12.0.0



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

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