

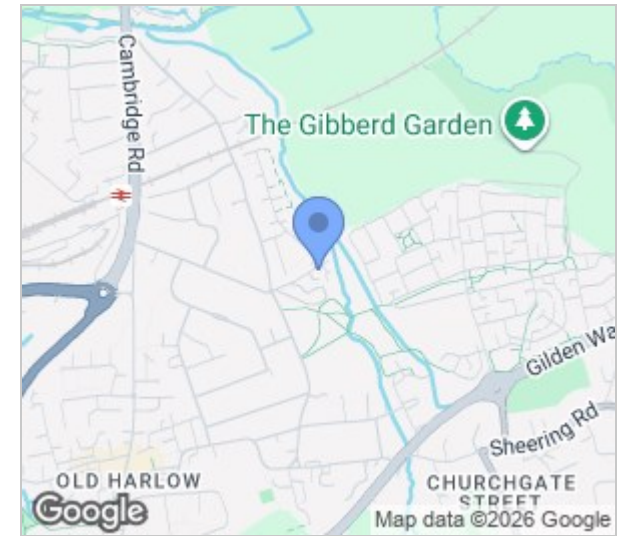


Curteys, Old Harlow, CM17 0JG
£750,000

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Located in a private cul-de-sac just off of Old Road is this well presented four/five bedroom detached house with double garage/workshop fully air-conditioned, a large six car driveway and heated swimming pool which has recently undergone refurbishment. The accommodation rises over three floors and comprises an entrance hall with cloakroom/WC, study, lounge, dining room, kitchen with a range of fitted wall & base level units, utility room and conservatory. The first floor offers a master bedroom with en-suite shower room and dressing room (former bedroom 5), further bedroom and a family bathroom with a white three piece-suite with separate shower cubicle. The top floor offers two further double bedrooms. Outside the rear garden offers lawn and decking areas, swimming pool and separate jacuzzi spa, there is also a changing room with shower facilities.



REYLANDJOHNSON/CUR
TOTAL FLOOR AREA: 2088 sq.ft. (194.0 sq.m.) approx.
While 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 condition 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		
	62	79
England & Wales	EU Directive 2002/91/EC	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	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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