



Latton Green, Harlow, CM18 7ES  
Guide Price £450,000

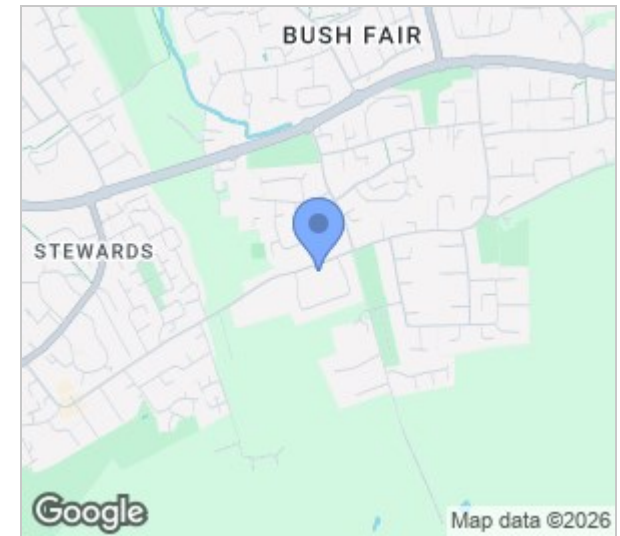
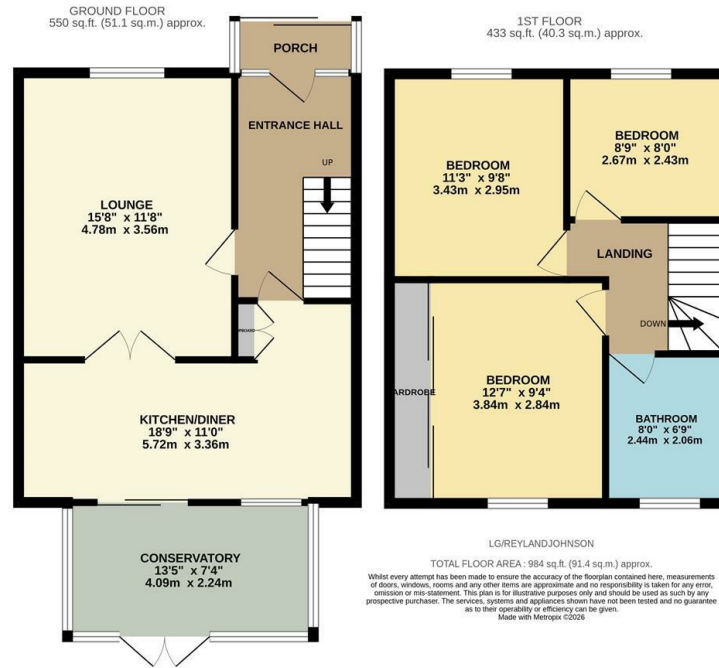
3 1 2

A set of icons representing the property's features: a bed icon followed by the number 3, a bathtub icon followed by the number 1, and a sofa icon followed by the number 2. To the right of these is a lightbulb icon.

# Latton Green, Harlow, CM18 7ES

\*Guide Price £450,000 to £475,000\*

Located in the popular family area of Latton Green, is this beautifully presented three double bedroom semi detached family home with a large driveway and huge 100ft south facing rear garden. As you enter there is a porch and large hallway leading large lounge, a modern, open plan kitchen/diner with a range of fitted wall and base units and a bright conservatory. Upstairs there are three bedrooms, with fitted wardrobes to the master and a family bathroom with a white three piece suite and separate shower cubicle. Outside the south facing, large rear garden is mainly laid to lawn with two patio areas, two sheds and side access leading out to the driveway. Latton Green is located just off Commonsides Road, within walking distance of excellent local schools, shops, Latton Common and the M11 junction close by.



| 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) <b>A</b>                          |                         | (92 plus) <b>A</b>  |                         |
| (81-91) <b>B</b>                            |                         | (81-91) <b>B</b>  |                         |
| (69-80) <b>C</b>                            |                         | (69-80) <b>C</b>  |                         |
| (55-68) <b>D</b>                            |                         | (55-68) <b>D</b>  |                         |
| (39-54) <b>E</b>                            |                         | (39-54) <b>E</b>  |                         |
| (21-38) <b>F</b>                            |                         | (21-38) <b>F</b>  |                         |
| (1-20) <b>G</b>                             |                         | (1-20) <b>G</b>   |                         |
| Not energy efficient - higher running costs |                         | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |
| England & Wales                             | EU Directive 2002/91/EC | 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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