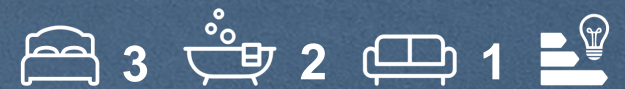


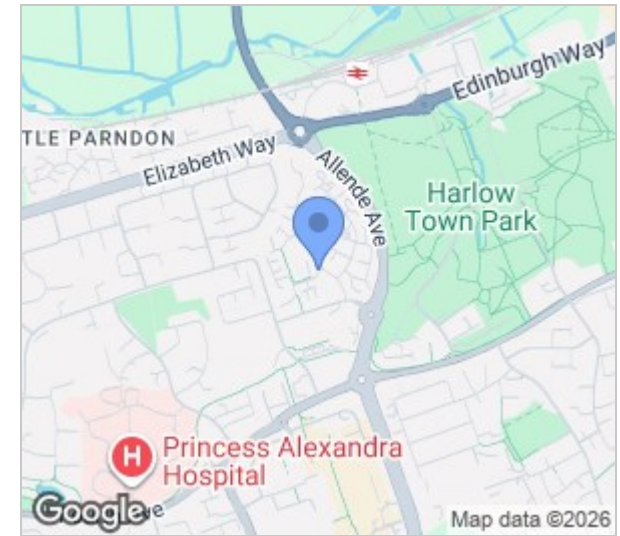


Bowhill Way, Harlow, CM20 1FJ  
£450,000



# Bowhill Way, Harlow, CM20 1FJ

A well presented three bedroom semi detached house with allocated parking. The ground floor comprises an entrance hall with cloakroom/WC leading to a lounge/diner which is open-plan to a modern kitchen with a range of fitted wall & base level units with work-surface areas. The first floor offers a landing, two double bedrooms and a bathroom with a white three piece-suite with the top floor benefitting from a master bedroom with fitted wardrobes and en-suite shower room. Outside the rear garden offers lawn and patio areas as well as a rear gate leading to the parking. Bowhill Way is located on the popular Fifth Avenue development offering easy access to local shops at Harlow Town Centre, schools, Princess Alexandra Hospital and Harlow Town Train Station which has direct links to London, Cambridge and Stansted Airport. \*\*Please note there is an estate charge payable on this property which is approximately £400.00 per annum.\*\*



REHLANDJOHNSONBWI  
TOTAL FLOOR AREA: 1052 sq ft (96.3 sq m) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of actual buildings, rooms and any other items are approximate and no responsibility is taken for any error or omission of this statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The various fixtures and appliances shown have not been viewed and no guarantee is given as to their location or condition. Made with Blueprints 10/20.



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>		(82 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		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.

T. 01279 216216 E. info@rjestateagents.co.uk

1 Acorn Mews, Harlow, Essex, CM18 6NA www.rjestateagents.co.uk