



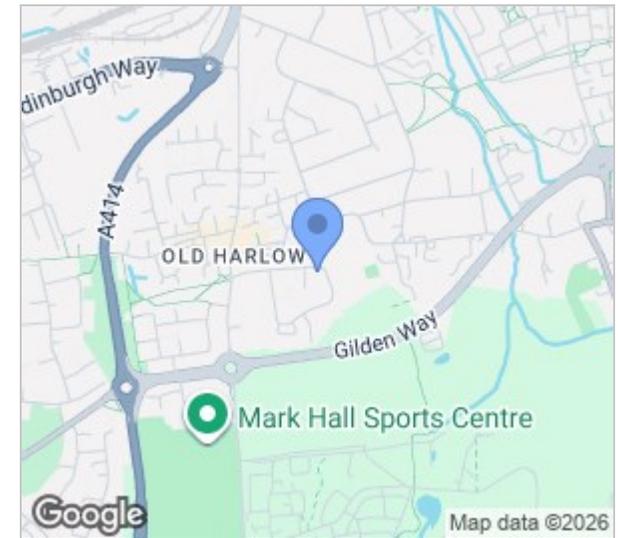
Chippingfield, Old Harlow, CM17 0DJ  
Guide Price £450,000



# Chippingfield, Old Harlow, CM17 0DJ

**\*\*Guide Price £450,000 to £475,000\*\***

Located in the highly desirable turning of Chippingfield, Old Harlow, is this immaculately presented three double bedroom end terrace family home with a driveway to the front. As you enter there is a hallway leading to a bright lounge/diner, a modern kitchen with a range of fitted wall and base units, a matching utility room and a cloakroom/WC. Upstairs there are three double bedrooms, two of which have fitted wardrobes and a stunning family bathroom with a white three piece suite. Outside, the south facing rear garden is laid to artificial lawn and patio, with a shed and rear access, with the driveway to the front. Chippingfield is located just off London Road, with Harlow Mill Station, Old Harlow High Street and excellent local schools all within walking distance, plus the property overlooks Harlow Cricket Club.



CHIREYLANDJOHNSON  
 TOTAL FLOOR AREA: 954 sq.ft. (88.7 sq.m.) approx.  
 While every attempt has been made to ensure the accuracy of the description 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) <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.

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