



The Downs, Harlow, CM20 3RD
Guide Price £440,000

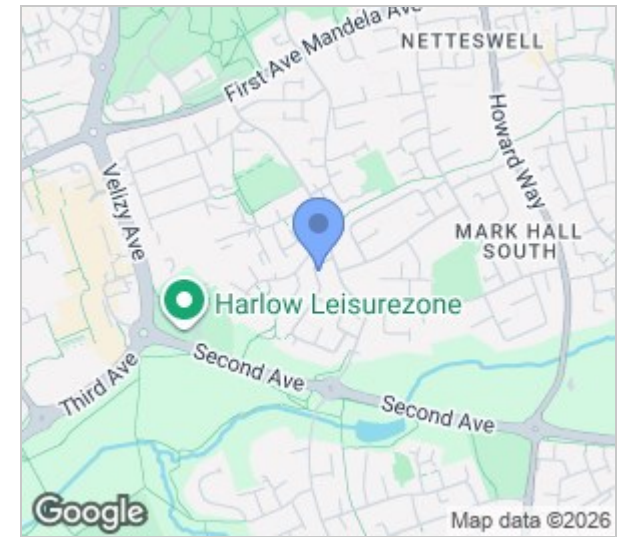
3 1 2 C

A set of icons representing property features: a bed icon followed by the number 3, a bathtub icon followed by the number 1, a sofa icon followed by the number 2, and a lightbulb icon followed by the letter C.

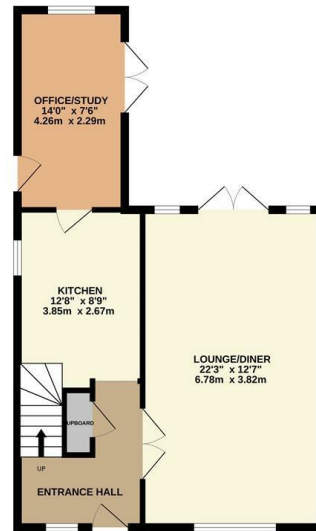
The Downs, Harlow, CM20 3RD

**** (Guide Price £440,000 - £450,000) ****

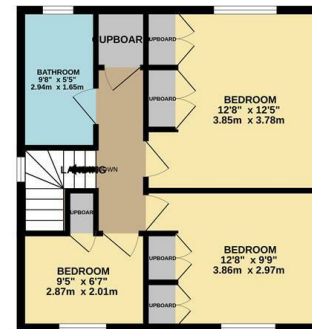
A rarely available three bedroom semi detached house with driveway and corner plot garden. The property comprises an entrance hall leading to a lounge/diner, kitchen with a range of fitted wall & base level units, office/garden room, landing, three bedrooms and a family bathroom with a white three piece-suite with separate shower cubicle. Outside the rear garden is mostly laid to lawn with a patio area and side access. The Downs is a popular area located close to Harlow Town Centre with local shops and schools nearby. Other benefits include open green space at Harlow Town Park and Harlow Town Train Station is located just over 1 mile away offering direct links to Cambridge & London Liverpool Street Station. Agents Note: The property had planning granted (now lapsed) for a double story extension to the side - Planning Reference HW/HSE/19/00150.



GROUND FLOOR
579 sq.ft. (53.8 sq.m.) approx.



1ST FLOOR
474 sq.ft. (44.0 sq.m.) approx.



REYLANDJOHNSON/D

TOTAL FLOOR AREA: 1053 sq.ft. (97.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of all 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 operability or efficiency can be given. Made with Intergen iCAD5.



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			
England & Wales		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	

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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