

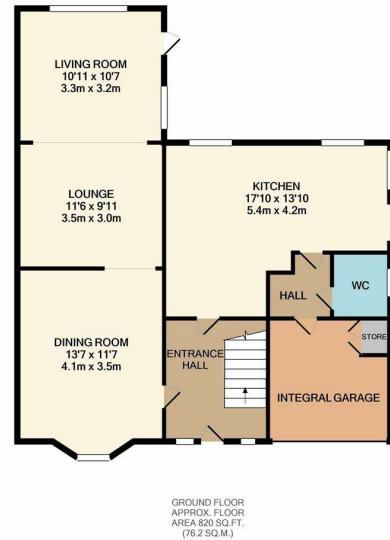


Rundells, Harlow, CM18 7HA  
£600,000

4 1 3 C

# Rundells, Harlow, CM18 7HA

Located in a quiet cul-de-sac is this extended, four double bedroom semi detached family home with a large corner plot garden. On the ground floor there is an entrance hallway leading to a dining room which opens onto a large lounge, a kitchen with a range of fitted wall and base units, a gym (originally part of the garage) and a cloakroom/WC. On the first floor there are four double bedrooms and a stunning family bathroom with a white three piece suite. Outside, the large corner plot rear garden is mainly laid to lawn with a patio and decked areas, a raised pond, sheds and side access to the driveway. Rundells is located just off Commonside Road, within walking distance of excellent local schools, shops and Latton Common, with the M11 also close by.



RELANDJ.JOHNSON/RH  
TOTAL APPROX. FLOOR AREA 1513 SQ.FT. (140.5 SQ.M.)  
Whilst every care has been taken to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and other items are approximate only and should be used for illustrative purposes only and should not 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.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B	71	78
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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