



BUTLER & STAG

The Gardiners | Harlow
| CM17

An immaculately presented Two bedroom mid terraced home in a fantastic location.

• Mid Terraced House • Two Bedrooms • Large Lounge • Kitchen/Breakfast Room • Modern Throughout • 40' Rear Garden

Asking Price £300,000 | Freehold

Accommodation comprises of a large lounge, a fitted kitchen with breakfast area. The first floor hosts two bedrooms and a modern family bathroom.

Externally the property offers a stunning laid to lawn 40' rear garden with decking which is perfect for those summer evenings.

The property is set within easy access to M11, Epping Train Station & Harlow Mill Train Station, both of which offer direct links to London Liverpool Street.



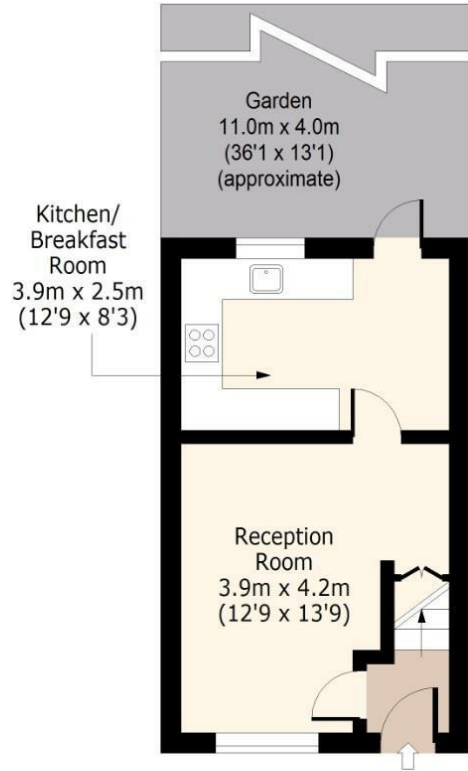


The Gardeners



Ground Floor

Approx. 27 Sq. meters (291 Sq. feet)

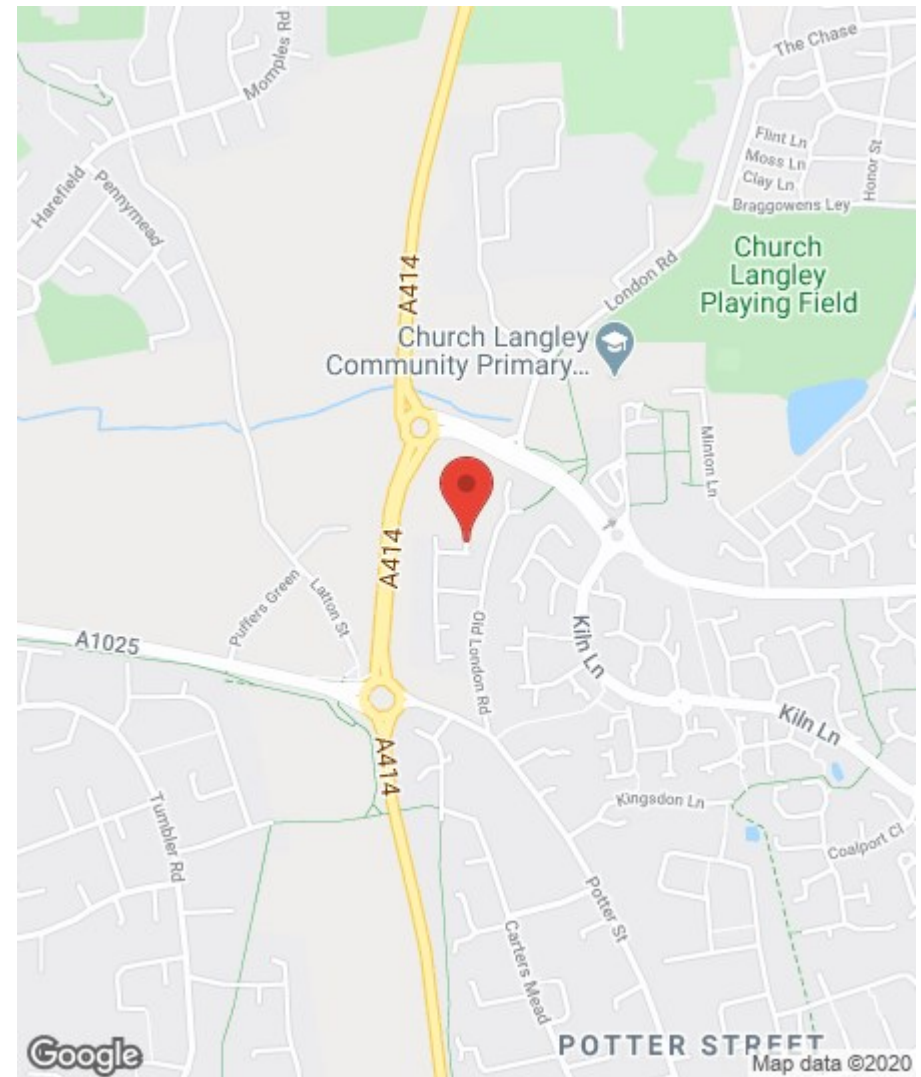


First Floor

Approx. 27 Sq. meters (291 Sq. feet)



Total area: approx. 54 Sq. meters (582 Sq. feet)
For illustration purposes only - not to scale
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Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B		72	
(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			88
(81-91) B		71	
(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	