



Aylets Field, Harlow, CM18 7LW

Offers Over £300,000 Freehold

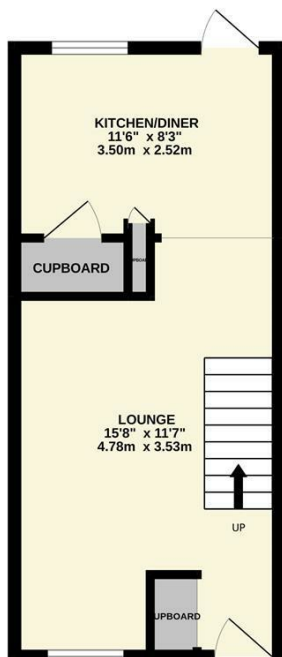
- Two Bedrooms
- Kitchen/Diner
- Westerly Facing Garden
- End Of Terrace
- Close To Amenities
- Popular Location

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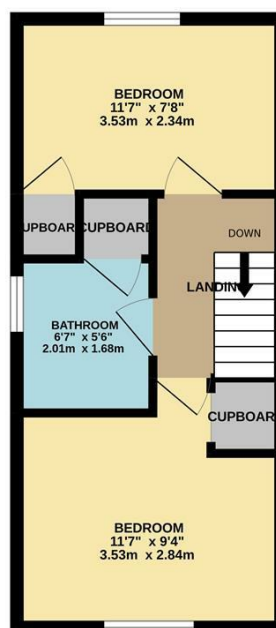
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A well presented two bedroom end of terrace house . The property comprises an entrance hall leading to a lounge which is open-plan to a dining area and a modern kitchen with a range of fitted wall & base level units, landing, two double bedrooms and a family bathroom with a three piece-suite. Outside the rear garden offers patio and AstroTurf areas, side access and a summer house/office. Aylets Field is a popular area located just off of Southern Way between Bush Fair and Staple Tye shopping centres.

GROUND FLOOR
304 sq.ft. (28.2 sq.m.) approx.

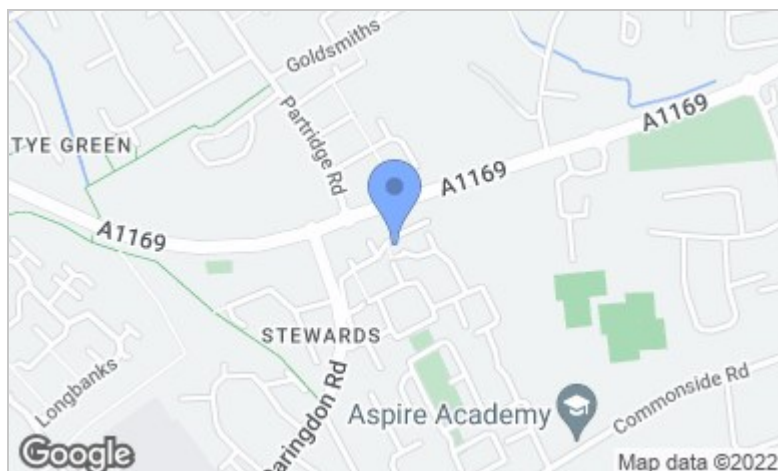


1ST FLOOR
304 sq.ft. (28.2 sq.m.) approx.



TOTAL FLOOR AREA: 607 sq.ft. (56.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		61
(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		87
(81-91) B		
(69-80) C		61
(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.