

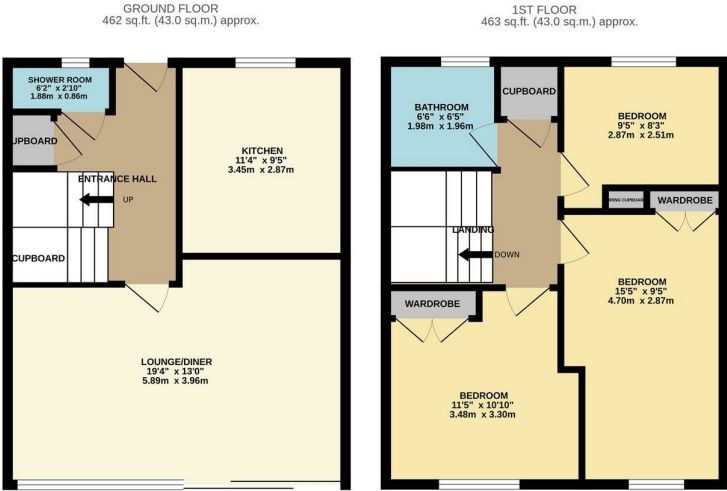
Barley Croft, Harlow, CM18 7RB  
£280,000



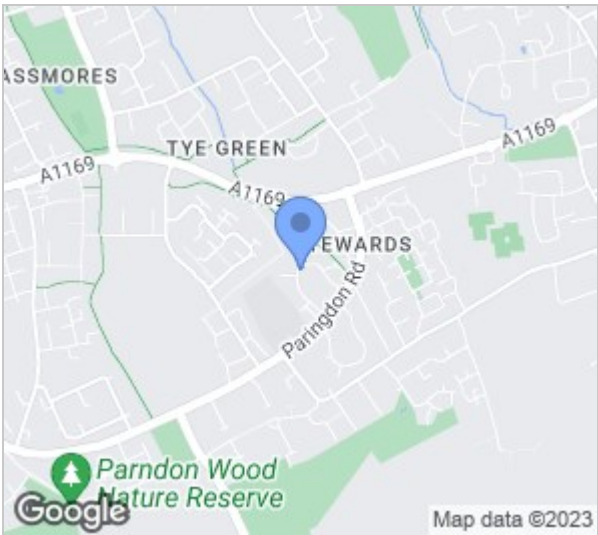


# Barley Croft, Harlow, CM18 7RB

This well presented three bedroom terraced family home is located in the popular area of Barley Croft, Harlow. The property comprises an entrance hallway leading to a large lounge/diner, modern kitchen with a range of fitted wall and base units and a cloakroom/WC. On the first floor are three bedrooms with fitted wardrobes to bedroom one and two, and a family bathroom with a white three piece suite. The rear garden is mainly laid to lawn with a patio area, brick built shed and rear access. Barley Croft is located just off Paringdon Road, between Staple Tye and Bush Fair, with local schools shops and open fields within walking distance.



BC/REYLANDJOHNSON  
TOTAL FLOOR AREA: 325 sq.ft. (30.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan 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 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		
(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.