



## Monksbury, Harlow, CM18 7TA

GUIDE PRICE £425,000 - £450,000

Geoffrey Matthew Estates are delighted to offer for sale this well presented, three bedroom, detached house in the popular residential area of Monksbury. Offering spacious and well presented living accommodation, a generous and southerly facing rear garden and garage. This property is certain to prove popular. Early viewings are highly recommended!

Price Guide £425,000

# Monksbury, Harlow, CM18 7TA



- Detached House
- Sought After Location
- Three Bedrooms
- Generous, Southerly facing Rear Garden
- Garage
- Downstairs W.C

## Accommodation Comprises:

### Entrance Hall

### Downstairs W.C

### Kitchen

12' x 10'7 (3.66m x 3.23m)

### Lounge/Diner

18'4 x 14'5 (5.59m x 4.39m)

### First Floor Landing

### Bedroom

12' x 10'10 (3.66m x 3.30m)

### Bedroom

10'7 x 10'10 (3.23m x 3.30m)

### Bedroom

7'7 x 7'8 (2.31m x 2.34m)

### Bathroom

6'2 x 6'4 (1.88m x 1.93m)

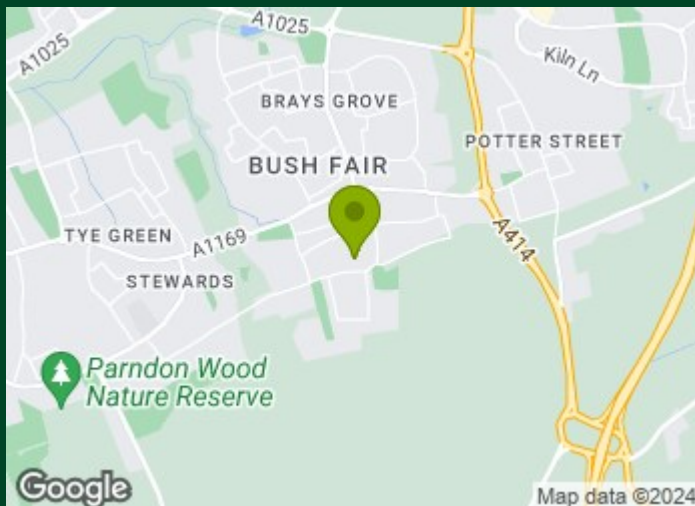
### Garage

8'2 x 16'6 (2.49m x 5.03m)

### Rear Garden

### Agents Note

This property is of "No fines" construction.



## Directions



# Floor Plan



**Floor 0**



**Approximate total area<sup>(1)</sup>**  
1021.49 ft<sup>2</sup>  
94.90 m<sup>2</sup>

**Reduced headroom**  
10.98 ft<sup>2</sup>  
1.02 m<sup>2</sup>

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**Floor 1**

(1) Excluding balconies and terraces

 Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

**GIRAFFE360**

## Council Tax Details

Harlow Band D

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.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>	

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