



Monksbury, Harlow, CM18 7TA

GUIDE PRICE £425,000!

Geoffrey Matthew Estates are delighted to offer for sale this well presented, three bedroom, detached house in the popular residential area of Monksbury. Available on a CHAIN FREE basis. 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

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- Detached House
- Sought After Location
- CHAIN FREE!
- 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)

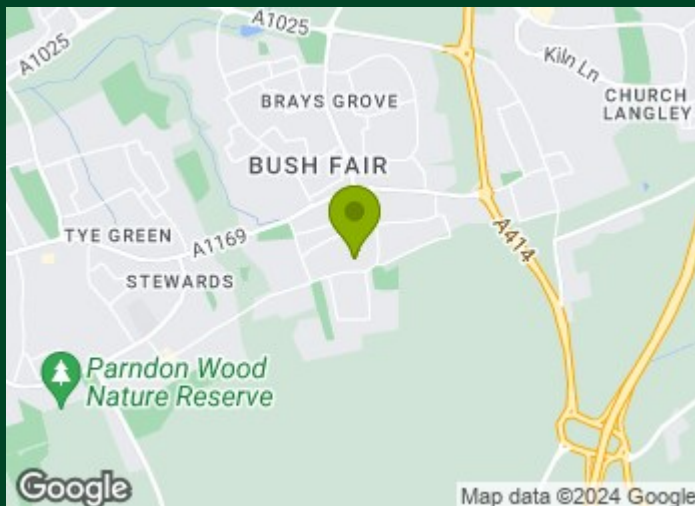
Garage

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

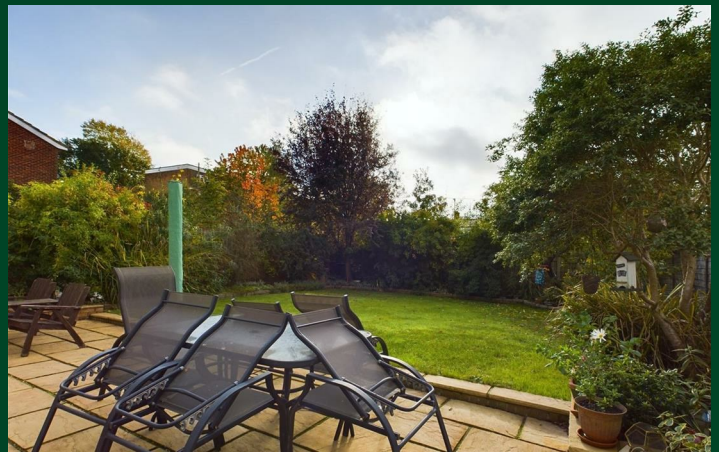
Rear Garden

Agents Note

This property is of "No fines" construction.



Directions



Floor Plan

Floor 0

- Living Room: 18'4" x 14'5" (5.61 x 4.40 m)
- Kitchen: 12'0" x 10'7" (3.67 x 3.23 m)
- Hallway: 2'11" x 9'7" (0.91 x 2.93 m)
- Garage: 8'2" x 16'6" (2.50 x 5.03 m)
- WC: 2'6" x 4'8" (0.78 x 1.43 m)

Floor 1

- Bedroom: 10'7" x 10'10" (3.23 x 3.32 m)
- Bedroom: 7'7" x 7'8" (2.34 x 2.35 m)
- Bedroom: 12'0" x 10'10" (3.67 x 3.31 m)
- Landing: 6'2" x 10'8" (1.89 x 3.28 m)
- Bathroom: 6'2" x 6'4" (1.90 x 1.93 m)

Approximate total area⁽¹⁾
1021.49 ft²
94.90 m²

Reduced headroom
10.98 ft²
1.02 m²

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