



## Tanys Dell, Harlow, CM20 2LR

Guide Price £350,000 - £375,000!

Geoffrey Matthew Estates are delighted to offer this three bedroom, end of terrace house in the much sought after area of Tanys Dell. Offering generous family accommodation throughout and benefitting from features including a ground floor cloakroom, conservatory and landscaped rear garden, the property is ideally located for schools and transport links and would make a lovely family home.

Early viewings are highly recommended!

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# Tanys Dell, Harlow, CM20 2LR



- £350,000 - £375,000!
- Conservatory
- Three/Four Bedrooms
- Ground Floor W.C
- End Of Terrace
- Sought After Location

## Entrance Hall

## Bedroom

10'11 x 10'8 (3.33m x 3.25m)

## Ground Floor W.C

## Bedroom

9'2 x 10'2 (2.79m x 3.10m)

## Kitchen

10'4 x 9'4 (3.15m x 2.84m)

## Bathroom

9'1 x 7'3 (2.77m x 2.21m)

## Bedroom

8'7 x 10'1 (2.62m x 3.07m)

## Living Room

10'1 x 12'6 (3.07m x 3.81m )

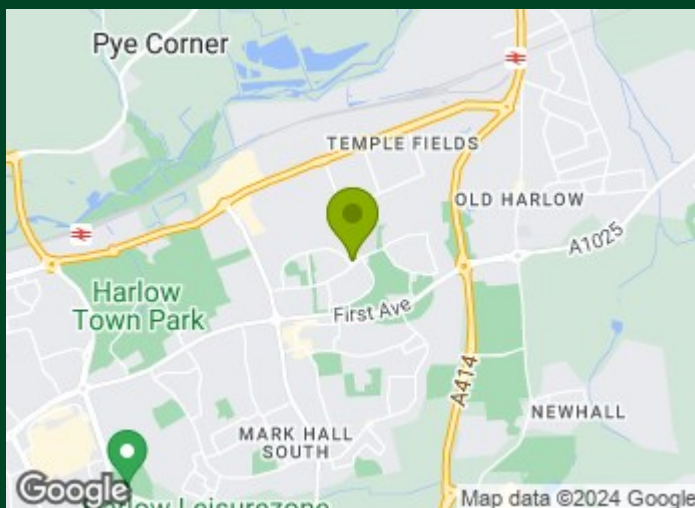
## Sunroom

10'9 x 22'11 (3.28m x 6.99m)

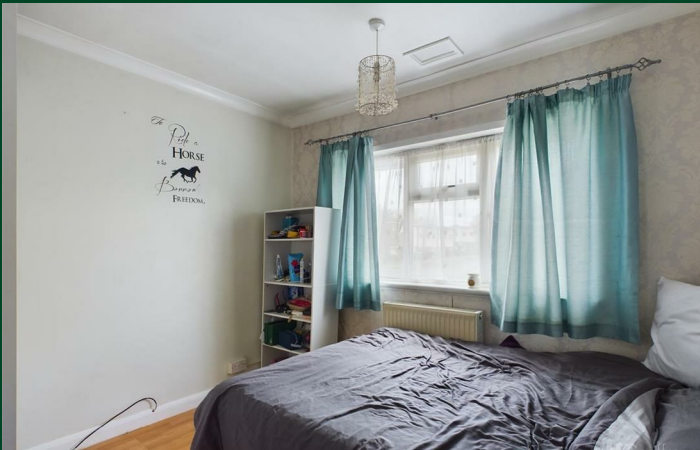
## First Floor Landing

## Bedroom

11' x 13' (3.35m x 3.96m)



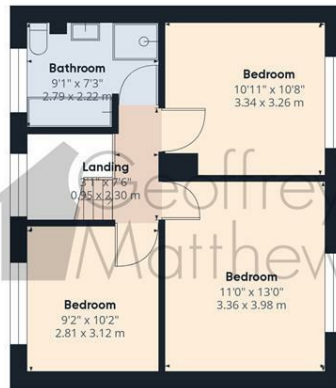
## Directions



# Floor Plan



Floor 0



Floor 1



**Approximate total area**<sup>TM</sup>  
1151.53 ft<sup>2</sup>  
106.98 m<sup>2</sup>

Excluding balconies and terraces.

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 C

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