



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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- £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)

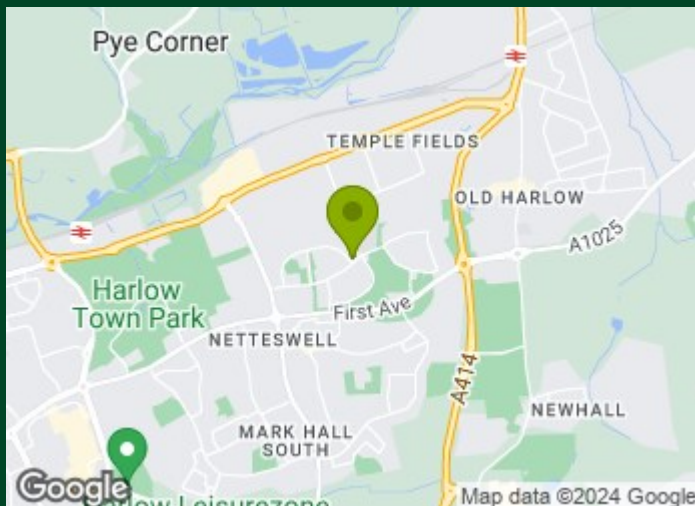
Sunroom

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

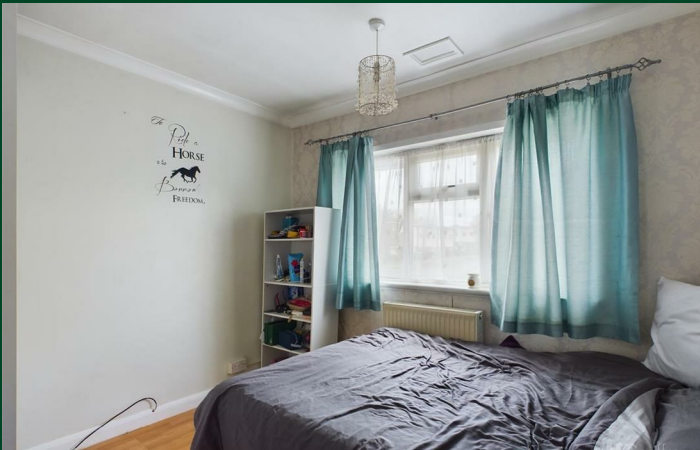
First Floor Landing

Bedroom

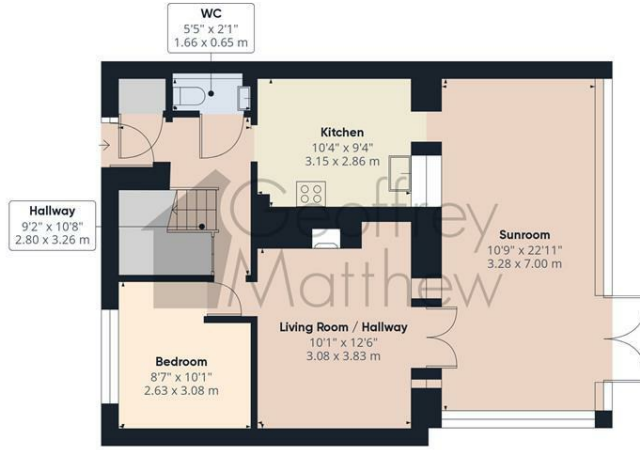
11' x 13' (3.35m x 3.96m)



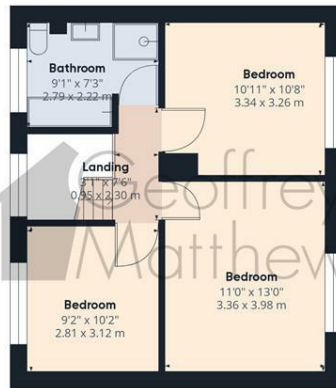
Directions



Floor Plan



Floor 0



Floor 1



Approximate total area¹
1151.53 ft²
106.98 m²

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 ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(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