



Peacocks, Harlow, CM19 5NZ

Geoffrey Matthew Estates are delighted to offer this beautifully presented, three bedroom, family home in the popular residential area of Peacocks, Harlow. Being offered CHAIN FREE, it is ideally located for local schools, amenities and transport links, the property offers a ready made home for any incoming buyer and benefits from features including a low maintenance, southerly facing, rear garden and garage.

Viewings are highly recommended!

Asking Price £350,000

Peacocks, Harlow, CM19 5NZ



- End of Terrace House
- Stylish decor throughout
- Family Bathroom
- Gas Central Heating
- Garage
- CHAIN FREE
- Patio doors to garden
- Lounge/Diner
- Three Bedrooms
- Low maintenance rear garden

The Accommodation in detail comprises:

Metal up and over door to garage. Pathway leading to front door.

Entrance

Composite double glazed front door into entrance hallway, internal door leading to integral garage. Porcelain tile flooring. Half-glazed door leading to lounge/diner

Lounge

15'4" x 11'8" (4.67 x 3.56)

Double glazed window to front aspect. Stairs rising to first floor landing. Radiator. Telephone and TV points. Porcelain tile flooring.

Dining Area

9'9" x 7'3" (2.97 x 2.21)

Continuation of the porcelain tile flooring. Double glazed patio doors opening out to rear garden

Kitchen

10'2" x 7'1" (3.10 x 2.16)

Range of eye and base level units with white high gloss fronts. Roll top worksurfaces. Sink. Electric

Oven. Integral fridge. Baxi Boiler. Double glazed window to rear aspect.

First Floor landing

Hatch to loft. Airing cupboard. Doors to rooms.

Bedroom One

11'7" x 8'9" (3.53 x 2.67)

Double glazed window to front aspect. Wood effect laminate flooring.

Bedroom Two

10'4" including fitted wardrobe x 7'3" (3.15 including fitted wardrobe x 2.21)

Double glazed window to rear aspect. Wood effect laminate flooring.

Bedroom Three

8'8" x 6'0" x 9'10" (2.64 x 1.83x)

Double glazed window to front aspect. Fitted single bedframe built-in over stairs. Wood effect laminate Flooring.

Bathroom

Fully tiled white bathroom, panelled bath with

gravity fed shower attachment. Pedestal mounted wash hand basin. Push button flush low level WC. Two double glazed windows to front aspect.

Rear Garden

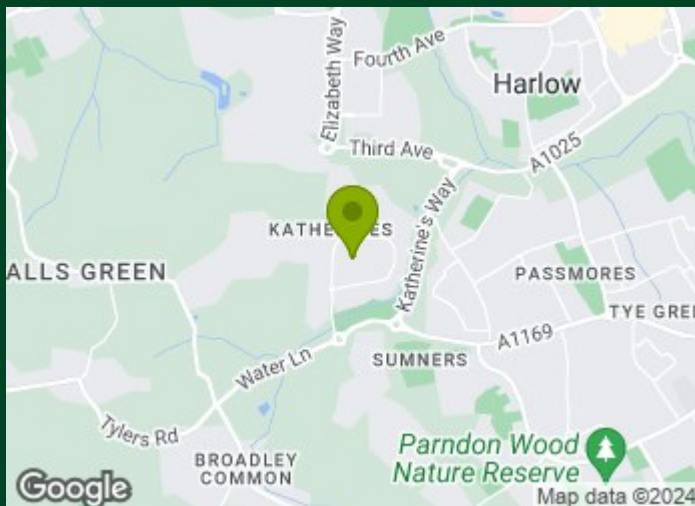
Low maintenance, southerly facing, garden with patio area immediately to rear of property, "Astro lawn" laid and tidy shrub border. Enclosed with panel fencing. Garden shed. Side access via gate.

Integral Garage

Metal up and over door. With power and light laid on.

AGENTS NOTE

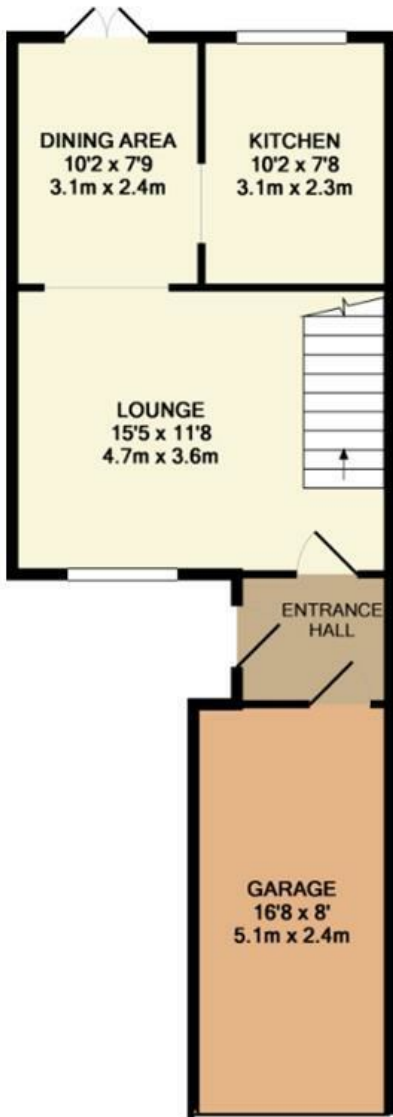
It is essential that face masks are worn when viewing this property. Access will not be permitted without one.



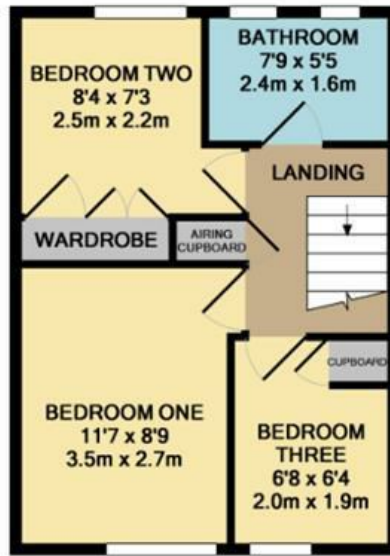
Directions



Floor Plan



GROUND FLOOR
APPROX. FLOOR
AREA 502 SQ.FT.
(46.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 336 SQ.FT.
(31.2 SQ.M.)

371
TOTAL APPROX. FLOOR AREA 838 SQ.FT. (77.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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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	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	86	Very environmentally friendly - lower CO ₂ 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 ₂ emissions	1
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC