



Pilkingtons, Church Langley, Harlow, CM17 9DR

Geoffrey Matthew Estates are delighted to offer this very well presented, extended, three bedroom detached house in the popular residential location of Pilkingtons, Church Langley. Situated at the bottom of a cul-de-sac, the property benefits from spacious, open plan, living accommodation on the ground floor and three good size bedrooms, with en-suite to master, on the first floor. Externally the property has a detached garage as well as ample additional off street parking for multiple vehicles.

Early viewings are highly recommended!

Offers In The Region Of £520,000

Pilkingtons, Church Langley, Harlow, CM17 9DR

- Detached House
- Three Bedrooms
- Ground Floor Cloakroom
- Extended
- En-Suite To Master
- Detached Garage

Accommodation Comprises:

Entrance Hall

Living Room

10'2 x 17'10 (3.10m x 5.44m)

Living Room (Continued)

11'7 x 17'8 (3.53m x 5.38m)

Kitchen

10'6 x 11'10 (3.20m x 3.61m)

Laundry Room

4'9 x 5'9 (1.45m x 1.75m)

W.C

2'8 x 4'5 (0.81m x 1.35m)

First Floor Landing

Bedroom

10'7 x 11'6 (3.23m x 3.51m)

En-Suite Bathroom

5'9 x 6'1 (1.75m x 1.85m)

Bedroom

10'3 x 8'4 (3.12m x 2.54m)

Bedroom

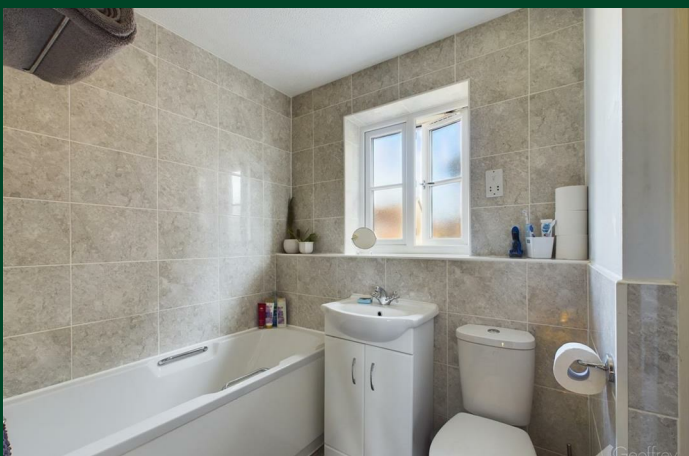
9'1 x 9'2 (2.77m x 2.79m)

Bathroom

8'11 x 5'6 (2.72m x 1.68m)

Garage

16'9 x 9'2 (5.11m x 2.79m)







Geoffrey
Matthew

Floor Plan

Floor 0 Building 1

Floor 1 Building 1

Approximate total area^m
 1227.96 ft²
 114.08 m²

Floor 0 Building 2

(1) 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.

GIRAFFE 360



Council Tax Details

Harlow Band: E

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(81-91) A		
(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 environmentally friendly - higher CO ₂ emissions		
Not energy efficient - higher running costs					
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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.

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