



Doulton Close, Church Langley, Harlow, CM17 9RH

Geoffrey Matthew Estates are delighted to offer this two bedroom, end of terrace, freehold house in the popular residential area of Doulton Close, Church Langley. Offering off street parking to the front and benefitting from a private walled garden to the rear, this property is certain to prove popular.

Early viewings are highly recommended!

Offers In The Region Of £340,000

Doulton Close, Church Langley, Harlow, CM17 9RH



- Two Bedrooms
- End Of Terrace
- Off Street Parking
- Walled Garden
- Popular Church Langley Location

Accommodation Comprises:

Rear Garden

Entrance Hall

Kitchen

8'9 x 6'8 (2.67m x 2.03m)

Lounge

13'8 x 12'9 (4.17m x 3.89m)

First Floor Landing

Bedroom

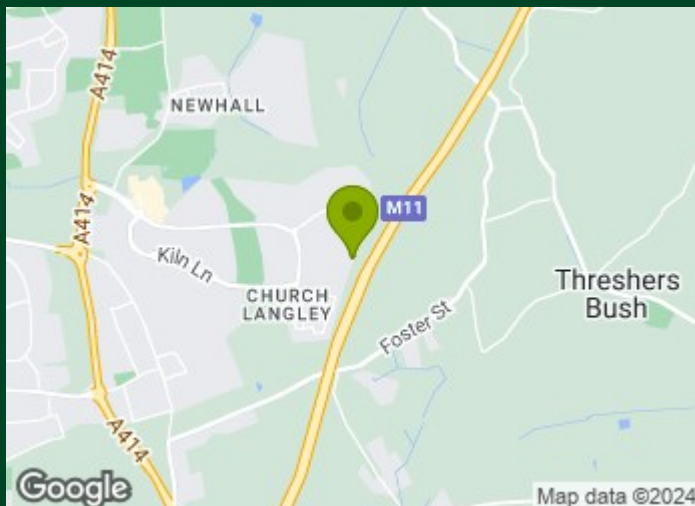
11'3 x 6'10 (3.43m x 2.08m)

Bedroom

9'2 x 9'8 (2.79m x 2.95m)

Bathroom

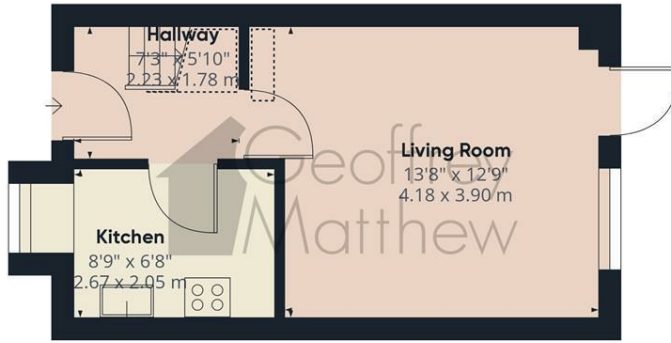
8'4 x 4'9 (2.54m x 1.45m)



Directions



Floor Plan



Floor 0

Landing
2'8" x 5'7"
0.83 x 1.73 m



Floor 1



Approximate total area⁽¹⁾
563.55 ft²
52.36 m²

Reduced headroom
14.13 ft²
1.31 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 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		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

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