



## Sakins Croft, Harlow, CM18 7BW

Geoffrey Matthew Estates are delighted to offer this three bedroom, semi detached, house in the popular area of Sakins Croft. Offering off street parking and garage. The property also benefits from spacious living accommodation and a recently landscaped, low maintenance, rear garden.

Early viewings are highly recommended!

Offers In The Region Of £425,000

# Sakins Croft, Harlow, CM18 7BW

- Three Bedrooms
- Off Street Parking
- Ground Floor W.C
- Semi Detached
- Garage
- Recently Landscaped Rear Garden

## Accommodation Comprises:

Entrance

Hallway

Living Room

11'8 x 12'3 (3.56m x 3.73m)

Open Plan Kitchen/Diner

11'7 x 18'7 (3.53m x 5.66m)

Conservatory

8' x 8'10 (2.44m x 2.69m)

W.C

First Floor Landing

Bedroom

12' x 11'3 (3.66m x 3.43m)

Bedroom

11'9 x 9'9 (3.58m x 2.97m)

Bedroom

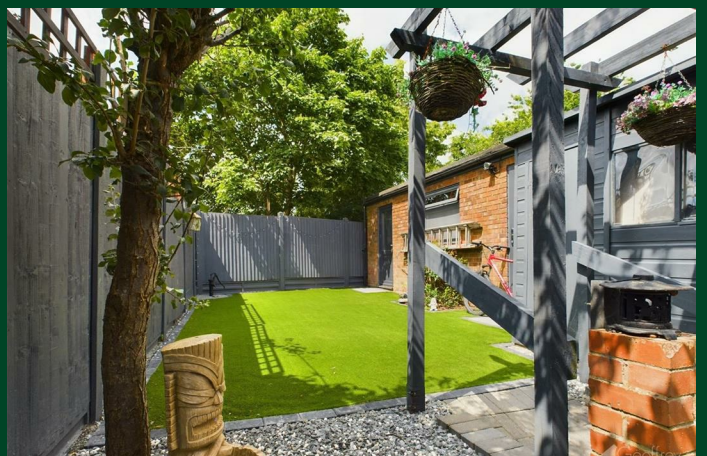
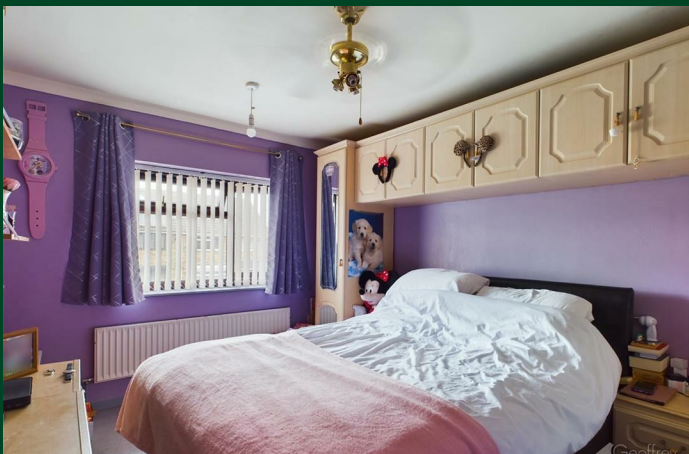
7'11 x 8'9 (2.41m x 2.67m)

Bathroom

8' x 7'1 (2.44m x 2.16m)

Garage

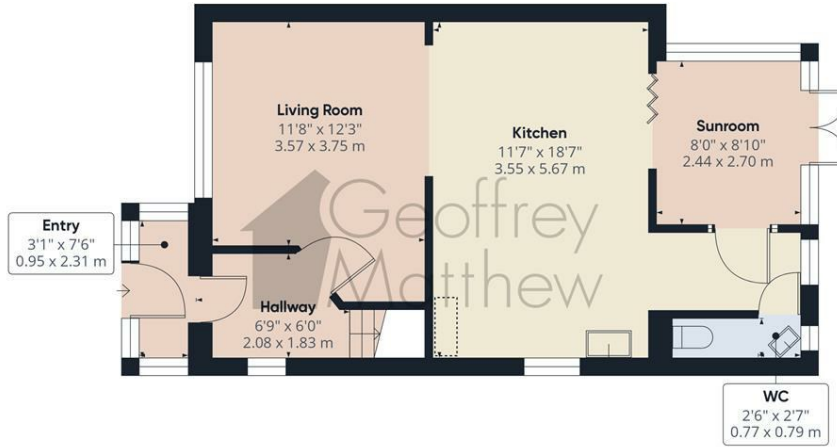




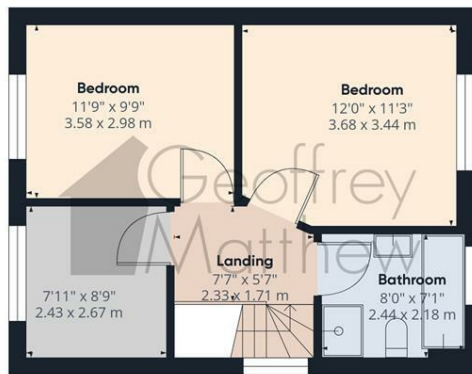




# Floor Plan



Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**

1015.71 ft<sup>2</sup>  
94.36 m<sup>2</sup>

**Reduced headroom**

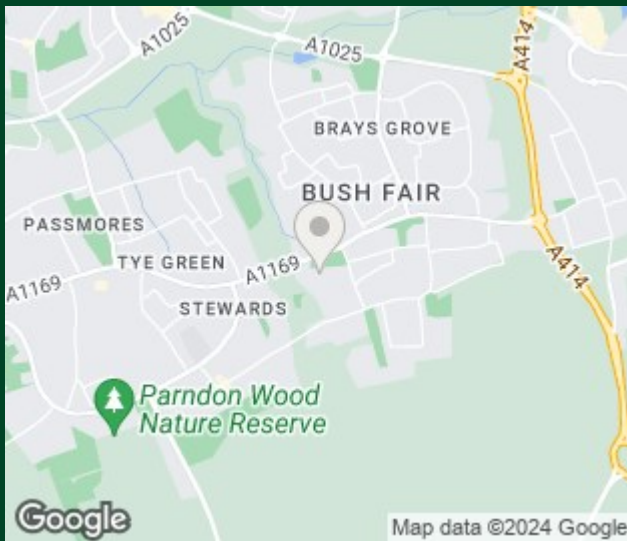
16.63 ft<sup>2</sup>  
1.54 m<sup>2</sup>

(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: D

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