



Rectory Wood, Harlow, CM20 1RF

Geoffrey Matthew Estates are pleased to offer this two bedroom mid terrace home in the heart of the town centre. Ideally located for access to the town, the train station and Princess Alexandra Hospital, the property itself is in need of modernisation throughout. Benefitting from the potential to add a drop kerb and driveway (subject to planning). The property is currently tenanted and would make an ideal investment or first time purchase.

Offers In The Region Of £300,000

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- Two Bedroom Mid Terraced House
- Potential For Driveway (Subject To Planning)
- Fitted Kitchen & Bathroom
- Gas Central Heating
- Generous Garden
- Close To Shops, Doctors & Hospital

Accommodation Comprises:

Entrance Hall

Living Room

19'4 x 10' (5.89m x 3.05m)

Dining Room

7'9 x 13'8 (2.36m x 4.17m)

Kitchen

10'3 x 7'10 (3.12m x 2.39m)

First Floor Landing

Bedroom

9'3 x 13'5 (2.82m x 4.09m)

Bedroom

9'10 x 12'3 (3.00m x 3.73m)

Bathroom

5'6 x 7'9 (1.68m x 2.36m)

Agents Note

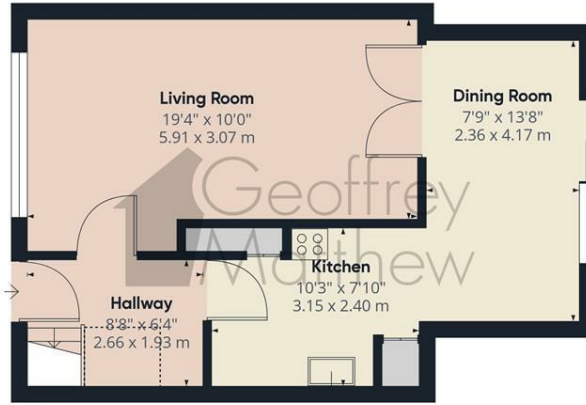
Please be advised this property is situated in a permit parking area.



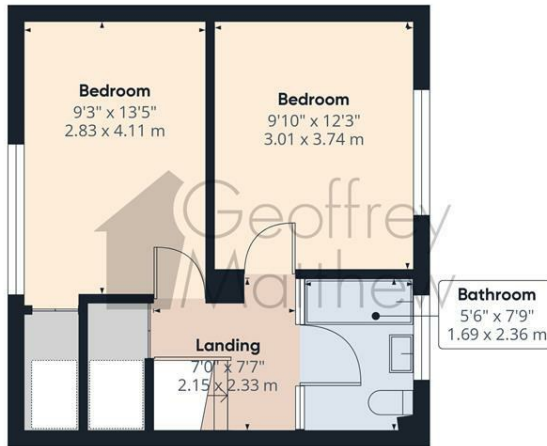
Directions



Floor Plan



Floor 0



Floor 1



Approximate total area⁽¹⁾
799.65 ft²
74.29 m²

Reduced headroom
10.44 ft²
0.97 m²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.
Calculations are based on RICS IPMS 3C standard.

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.

