



## Moor Hall Farm, Harlow Tye Matching, Harlow, CM17 0PE

Geoffrey Matthew Property Management are delighted to offer for let 'Rural living' close to Harlow with this one and half bedroom converted Barn. Sitting in the grounds of Moor Hall Farm, Harlow Tye, this location offers close proximity to local amenities and commuter links via M11 Motorway and mainline train links to London Liverpool Street as well as train links north to Stansted Airport, Cambridge and Peterborough.

The property itself is sympathetically converted, retaining character features including the original beams. Velux windows flood the living area/kitchen area with natural light. There is a fitted kitchen with appliances. On the ground floor is the master bedroom and en-suite bathroom. Open tread stairs lead to a mezzanine level- suitable for a guest room or office/gaming area. A communal utility room provides laundry facilities. Outside there is parking for 1 car.

Viewing is highly recommended.

A Holding Deposit equivalent to one weeks rent is payable to apply for this property.

**£1,350 Per Calendar Month**

# Moor Hall Farm, Harlow Tye Matching, Harlow, CM17 0PE



- Barn Conversion
- Rural Location
- Light and Airy living area
- 1 and half bedrooms
- Heating Bill Included
- Council Tax Band B
- Courtyard parking for 1-2 cars

## Lounge/Living Area

13'3 x 14'11 (4.04m x 4.55m)

French door opening into living area, velux windows to roof. Open tread stairs to mezzanine level. Modern fitted kitchen with appliances.

With electric sockets, apex roof.

Wooden bannister rail.

## Bedroom One

8'4 x 9'5 (2.54m x 2.87m)

Window to front aspect. Door to:

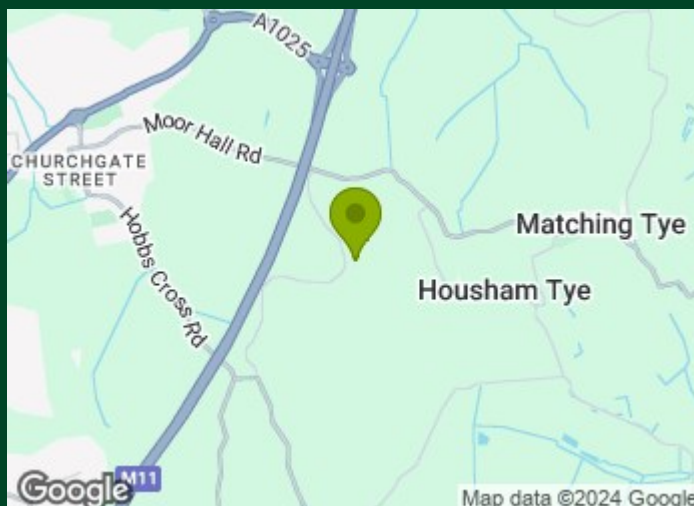
## Bathroom

6'6 x 5'2

White suite comprising of bath, wash hand basin and button flush low level WC.

## Mezzanine

8'7 x 14'4



[Directions](#)





# Floor Plan

Floor 0

Floor 1

**Approximate total area<sup>(1)</sup>**  
 439.81 ft<sup>2</sup>  
 40.86 m<sup>2</sup>

**Reduced headroom**  
 172.44 ft<sup>2</sup>  
 16.02 m<sup>2</sup>

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

**GIRAFFE360**

## Council Tax Details

Harlow District Council Band B

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.

