



## Burnett Park, Harlow, CM19 4SD

Geoffrey Matthew Estates are delighted to offer this rarely available, detached, family home situated in one of the town's most sought after locations. In need of a degree of modernisation throughout, the property sits on a generous plot and offers the scope for an incoming purchase to renovate to their own personal taste making an ideal long term home. Currently benefitting from features including; Ground floor w.c, garage and ample off street parking this property is certain to prove popular.

Early viewings are highly recommended!

**Offers In The Region Of £600,000**

# Burnett Park, Harlow, CM19 4SD



- Detached
- CHAIN FREE
- Generous Plot (Approx 1/5 acre)
- In Need Of Modernisation
- Sought After Location
- Scope To Extend (Subject To Planning)

## Entrance Hall

## Ground Floor W.C

7' x 4'11 (2.13m x 1.50m)

## Lounge

12' x 18'6 (3.66m x 5.64m)

## Kitchen

11'10 x 10'10 (3.61m x 3.30m)

## Garage

17'3 x 7'11 (5.26m x 2.41m)

## Landing

## Bedroom

11'11 x 10'10 (3.63m x 3.30m)

## Bedroom

9'1 x 10'10 (2.77m x 3.30m)

## Bedroom

11'11 x 7'6 (3.63m x 2.29m)

## Bedroom

6'11 x 7'3 (2.11m x 2.21m)

## Bathroom

7' x 7'11 (2.13m x 2.41m)



## Directions





## Floor Plan



## Floor 0



**Floor 1**

Approximate total area<sup>(10)</sup>

1155.2 ft<sup>2</sup>  
107.32 m<sup>2</sup>

Reduced headroom

1.31 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.

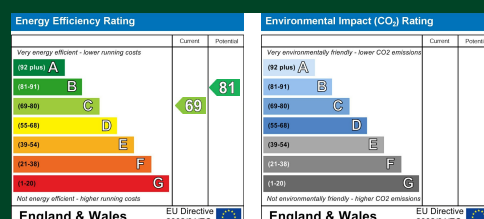
Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

## Council Tax Details

## Harlow Band F

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 firms employment has the authority to make or give any representation or warranty in respect of the property.



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