



Hart Road, Harlow, Essex,

Guide Price £735,000

 Geoffrey  
Matthew

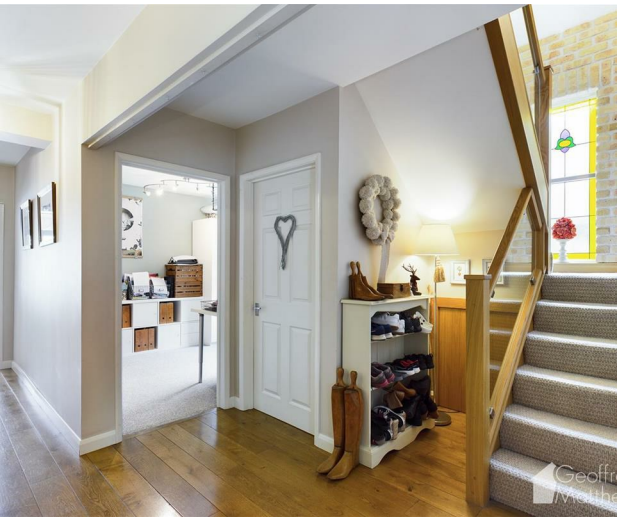




Geoffrey Matthew Estates are pleased to offer this well presented, extended, four bedroom detached family home. It is situated on an attractive road in the centre of Old Harlow, mainly comprising character and period properties. It is in a prime location, within walking distance of Old Harlow High Street.

The interior of the property comprises a large lounge, a second reception room, a study and a downstairs WC. The back of the property has a full width extension that boasts the an open plan family living area with a handmade fitted kitchen, island and dining area. A utility area and bi-folding doors lead to the garden. The first floor has four double bedrooms, en-suite to master and a fitted family bathroom. Outside to the rear, the property enjoys a sizeable, tiled seating area and an enclosed rear garden with side access. At the front of the property, there is a driveway for multiple cars.

Hart Road is within walking distance of Harlow Mill Station into London Liverpool Street and a short journey away to Harlow Town or Sawbridgeworth stations on the same line. Old Harlow provides easy access to the A414 and M11. Viewings are highly recommended.



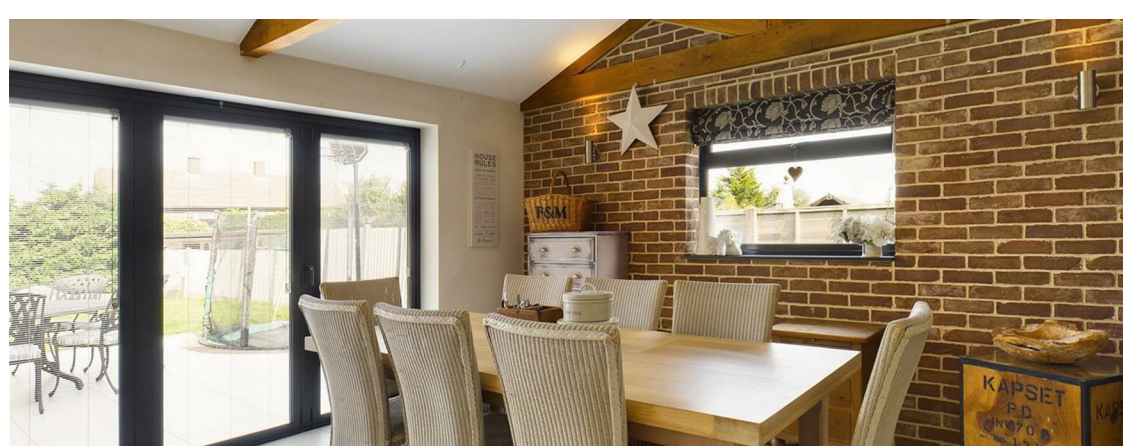




- Four Double Bedrooms
- Impressive Modern Detached Home
- Open Plan Living Space
- En-Suite
- Underfloor Heating
- Utility
- Driveway
- Bi-Folding Doors
- Hand Made Kitchen
- Sought After Location















## The Accommodation in Detail Comprises:

### Hallway

29'4x3'11 (8.94mx1.19m)

### Lounge

28'1x10'11 (8.56mx3.33m)

### Office

14'11x10'11 (4.55mx3.33m)

### Study

9'4x10'8 (2.84mx3.25m)

### Down Stairs WC

3'5x7'0 (1.04mx2.13m)

### Kitchen/Diner

14'2x23'2 (4.32mx7.06m)

### Utility

6'2x8'1 (1.88mx2.46m)

### First Floor Landing

5'6x5'10 (1.68mx1.78m)

### Bedroom One

11'3x12'10 (3.43mx3.91m)

### En-Suite

7'4x4'10 (2.24mx1.47m)

### Bedroom Two

13'2x13'10 (4.01mx4.22m)

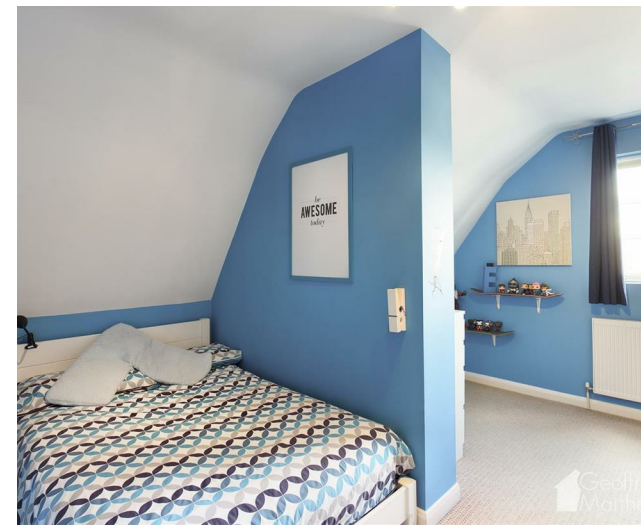
### Bedroom Three

12'11x11'2 (3.94mx3.40m)

### Bedroom Four

13'2x9'0 (4.01mx2.74m)

### Outside







## Council Tax Details

Harlow Council F

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92-95%) <b>A</b>			(92-95%) <b>A</b>		
(81-91%) <b>B</b>			(81-91%) <b>B</b>		
(69-80%) <b>C</b>			(69-80%) <b>C</b>		
(55-68%) <b>D</b>			(55-68%) <b>D</b>		
(49-54%) <b>E</b>			(49-54%) <b>E</b>		
(45-48%) <b>F</b>			(45-48%) <b>F</b>		
(39-44%) <b>G</b>			(39-44%) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		England & Wales			
EU Directive 2002/91/EC		EU Directive 2002/91/EC			





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Matthew