



## Westfield, Harlow, CM18 6AE

GUIDE PRICE £350,000 - £375,000!

Geoffrey Matthew Estates are delighted to offer this three bedroom, mid terrace, family home in the ever popular area of Westfield. Set in a quiet cul-de-sac location, the property itself benefits from spacious living accommodation, good size bedrooms and a generous rear garden. The property could be offered on a CHAIN FREE basis and would make an ideal family home.

Early viewings are highly recommended!

Price Guide £350,000

# Westfield, Harlow, CM18 6AE



- Three Bedrooms
- Cul-De-Sac Location
- Mid Terrace
- Could Be Offered Chain Free
- Freehold
- Viewings Highly Recommended!

## Accommodation Comprises:

### Hallway

### Lounge

11' x 19'6 (3.35m x 5.94m)

### Kitchen

13' x 11'2 (3.96m x 3.40m)

### First Floor Landing

### Bedroom

10' x 13'2 (3.05m x 4.01m )

### Bedroom

11' x 10'3 (3.35m x 3.12m)

### Bedroom

8' x 9' (2.44m x 2.74m)

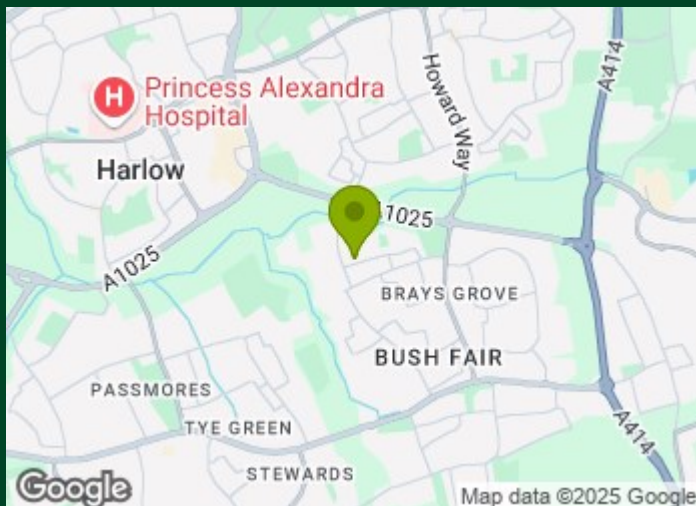
## Bathroom

6' x 6'1 (1.83m x 1.85m)

## W.C

6' x 2'7 (1.83m x 0.79m)

## Rear Garden



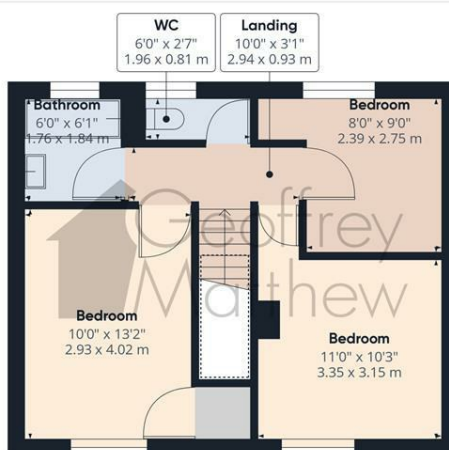
## Directions



## Floor Plan



## Floor 0



### Floor 1

Approximate total area<sup>(a)</sup>880.06 ft<sup>2</sup>81,76 m<sup>2</sup>

Reduced headroom

5.49 ft<sup>2</sup>0.51 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 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

The figure consists of two side-by-side bar charts. The left chart is titled 'Energy Efficiency Rating' and the right chart is titled 'Environmental Impact (CO<sub>2</sub>) Rating'. Both charts compare two standards: 'EU Directive' and 'EU Ecolabel'.

**Energy Efficiency Rating Chart:**

- EU Directive:** A horizontal bar chart with seven categories labeled A through G. The categories are color-coded: A (green), B (dark green), C (light green), D (yellow), E (orange), F (red), and G (dark red). The categories are ordered from highest efficiency (A) to lowest (G).
- EU Ecolabel:** A horizontal bar chart with two categories: 'Very energy efficient - lower running costs' (labeled A) and 'Not energy efficient - higher running costs' (labeled G).

**Environmental Impact (CO<sub>2</sub>) Rating Chart:**

- EU Directive:** A horizontal bar chart with seven categories labeled A through G. The categories are color-coded: A (green), B (dark green), C (light green), D (yellow), E (orange), F (red), and G (dark red). The categories are ordered from lowest CO<sub>2</sub> emissions (A) to highest (G).
- EU Ecolabel:** A horizontal bar chart with two categories: 'Very environmentally friendly - lower CO<sub>2</sub> emissions' (labeled A) and 'Not environmentally friendly - higher CO<sub>2</sub> emissions' (labeled G).

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