



PESTELL & Co  
ESTABLISHED 1991

21 Rainbow Road, Matching Tye, Harlow, Essex

NO ONWARD CHAIN

GUIDE PRICE - £425,000

*A good size three bedroom, semi-detached family home offering the potential for modernisation and extension (STPP). The accommodation comprises of entrance porch and hallway, spacious living/dining room, kitchen, utility room, conservatory and ground w.c., the 3 bedrooms and wet room. Externally is a generous rear garden backing onto open farmland, as well as a private driveway to the front. Positioned in the highly desirable village of Matching Tye.*

To the side, part glazed door into a porch, wood effect laminate flooring, windows to rear and side and ceiling light point. Original front door into:

#### **ENTRANCE HALLWAY:**

Carpeted, radiator, ceiling light point, carpeted stairs to first floor accommodation. Door into:

#### **LIVING ROOM - 25'6 x 10'8 (7.77m x 3.25m)**

Carpeted, two windows to front, brick fireplace, two radiators and two ceiling light points.

#### **KITCHEN - 14'11 x 6'7 (4.54m x 2.03m)**

Tiled flooring, a range of eye and base level units with complementary work surface and stainless steel sink unit. Built in double oven, 4 ring electric hob, spaces for kitchen appliances. Window to rear, ceiling light point and door into:



**OUTSIDE:**

Large paved space off the back of the house with access to a couple of store rooms, one housing the oil tank, with light and power. Leading onto a laid to lawn garden remainder which backs onto open farmland. Outside lighting and tap.

To the front is a hardstanding private driveway for three vehicles.



FULL ADDRESS

21 Rainbow Road, Matching Tye, Harlow, Essex, CM17 0QP

SERVICES

Oil fired central heating, Mains electricity, water and drainage

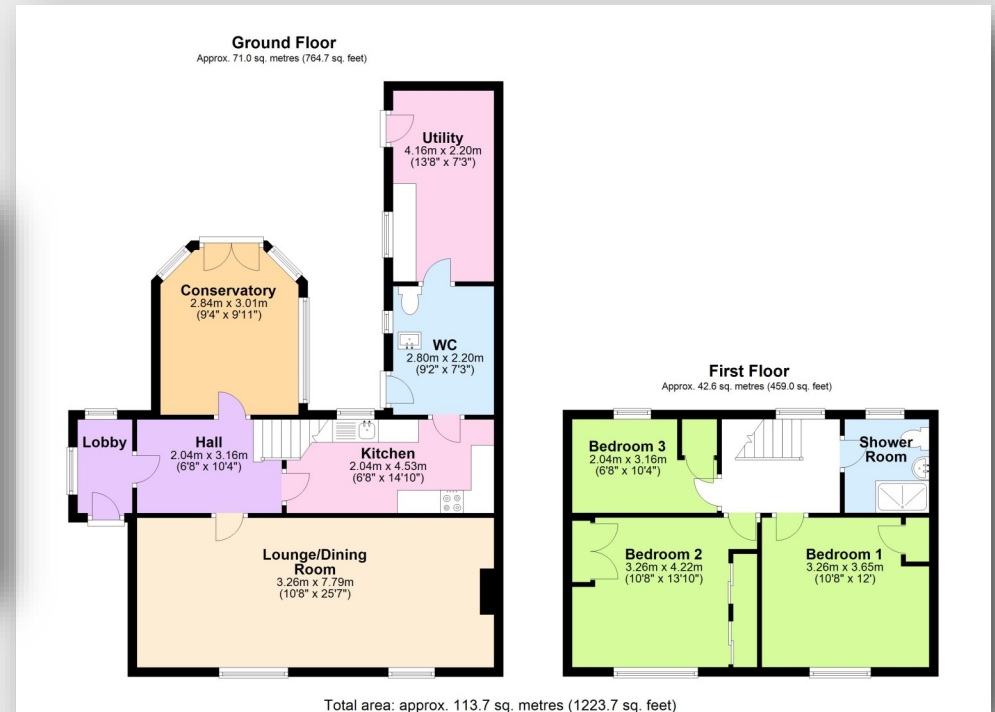
LOCAL AUTHORITY

Epping Forest District Council, Civic Offices, 323 High Street, Epping, CM16 4BZ

COUNCIL TAX

Band D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



Instruction by

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**AGENTS NOTE:** The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. In accordance with the misrepresentation act, we are required to inform both potential vendors and purchasers, that from time to time both vendors and or purchasers, may be known by our staff, by way of previous customers, friends, neighbours, relatives, etc.

Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc.), as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc.,) will be included in the sale.

Hallway - tiled flooring, part glazed door to rear garden, open into:

**GROUND FLOOR W.C.**

Tiled flooring, wash hand basin with units below and low level w.c., window to side and ceiling light point. Door into:

**UTILITY ROOM:**

Vinyl flooring, built in work surface and units, space for washing machine, floor mounted boiler, door and window to side and ceiling light point.

**CONSERVATORY:**

Tiled flooring, double doors to rear garden and lighting.



**LANDING AREA:**

Carpeted, window to rear , access to loft (ladder, boarded, light), ceiling light point and doors to:

**BEDROOM 1 - 11'1 x 10'9 (3.38m x 3.28m)**

Carpeted, window to front, three sets of built in wardrobes, radiator and ceiling light point.

**BEDROOM 2 - 11'11 x 10'8 (3.63m x 3.25m)**

Carpeted, window to front, airing cupboard and ceiling light point.

**BEDROOM 3 - 10'3 x 6'7 (3.12m x 2.01m)**

Carpeted, window to rear, over stairs cupboard, radiator and ceiling light point.

**SHOWER WET ROOM:**

Vinyl flooring, shower area, wash hand basin and low level w.c., Opaque window to rear, part tiled walls and ceiling light point.

