



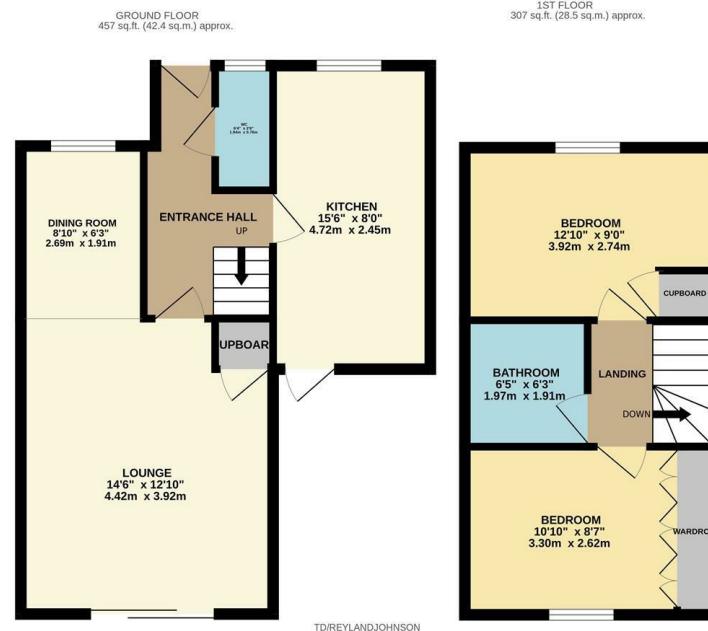
**Tickenhall Drive, Harlow, CM17 9PF**  
Guide Price £350,000



# Tickenhall Drive, Harlow, CM17 9PF

\*\*Guide Price £350,000 to £375,000\*\*

Located in a quiet cul-de-sac is this immaculately presented, two double bedroom end terrace family home with a driveway to the front. On the ground floor there is an entrance hallway leading to a beautiful kitchen (originally the garage) with a range of fitted wall and base units and integrated appliances, an open plan lounge and dining room, plus a cloakroom/WC. Upstairs there are two double bedrooms, with fitted wardrobes to the master and a modern family bathroom with a white three piece suite. Outside, the rear garden is mainly laid to lawn, with a patio area and shed, with the driveway to the front. Tickenhall Drive is located just off Church Langley Way, within walking distance of excellent local schools, shops and open fields and woodland, with the M11 also close by.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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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