



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

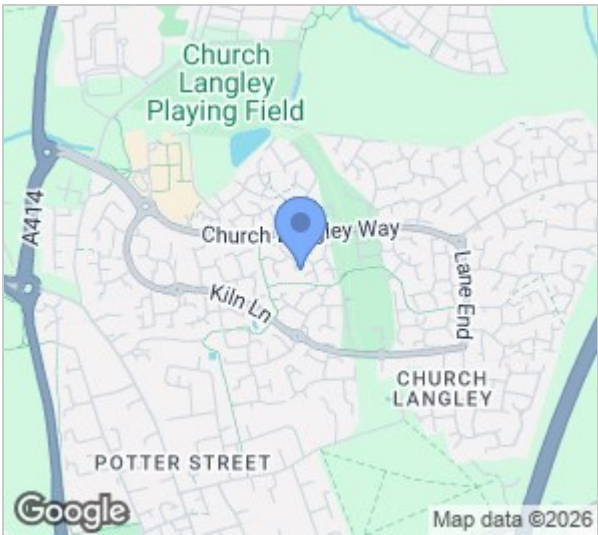
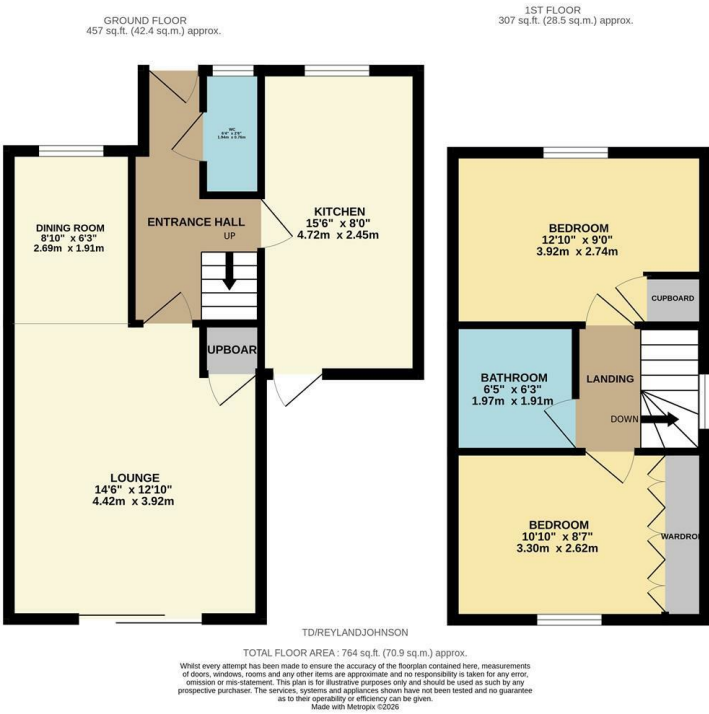




# Tickenhall Drive, Harlow, CM17 9PF

\*\*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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

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