



**Tickenhall Drive, Harlow CM17 9PF**

Not for marketing purposes INTERNAL USE ONLY



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## **Tickenhall Drive, Harlow**

A well-presented, chain-free, two double bedroom house with 2 allocated parking spaces. Situated in the sought-after cul-de-sac of Tickenhall Drive in Church Langley, this would represent an ideal first-time purchase or investment opportunity. Overlooking a large green, the ground floor comprises an entrance porch, leading to an entrance hallway with a downstairs WC, fitted modern kitchen and spacious lounge/diner. The first floor comprises two spacious double bedrooms and a family bathroom with a white three-piece suite. Tickenhall Drive is situated within Church Langley, within a few minutes walking distance to Church Langley shops, schools and medical centre. Please contact us today to arrange a viewing.





### Entrance Hall

Radiator, laminate flooring.

### Lounge

14' 2" x 12' 9" ( 4.32m x 3.89m )

Double glazed window to rear aspect, radiator, laminate flooring.

### Kitchen

9' 9" x 6' 1" ( 2.97m x 1.85m )

Double glazed window to front aspect, stainless steel sink and drainer unit, integrated electric oven, four ring electric hob, tiled splashback, cupboard housed in cupboard, plumbing for washing machine, vinyl flooring.

### Landing

Loft access, radiator, fitted carpet.

### Bedroom 1

12' 8" x 9' 1" ( 3.86m x 2.77m )

Double glazed window to rear aspect, two x fitted wardrobes and top boxes, radiator, fitted carpet.

### Bedroom 2

12' 7" x 9' 6" ( 3.84m x 2.90m )

Double glazed window to front aspect, corner storage cupboard, radiator, laminate flooring.

### Bathroom

Panel enclosed bath with mix tap, shower unit over, sink, w/c, radiator, vinyl flooring.

### Rear Garden

Paved, wooden shed, rear garden.



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## Tickenhall Drive, Harlow

- Chain-free
- Two double bedrooms
- Terraced house
- Modern kitchen and bathroom
- Spacious lounge/diner

Tenure: Freehold EPC Rating: C

Offers in excess of:

**£280,000**



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Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
HLO102234 - 0001

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**01279 433469**



[harlow@williamhbrown.co.uk](mailto:harlow@williamhbrown.co.uk)



15 Broad Walk, HARLOW, Essex, CM20 1HX



[williamhbrown.co.uk](http://williamhbrown.co.uk)