



## Longacre, Harlow, CM17 0TA

GUIDE PRICE: £425,000 to £450,000. Three Bedroom Semi Detached family home with detached garage and drive. Located within walking distance of the High Street, doctors surgery and Harlow Mill Station. Long acre is a quiet cul-de-sac location. Inside the property has a modern Kitchen and Bathroom, downstairs WC, front facing lounge, and dining room overlooking the attractive rear garden.

Guide Price £425,000

# Longacre, Harlow, CM17 0TA

- Guide Price £425,000 - £450,000!
- Lounge Dining Room
- Modern Kitchen
- Small Well Presented Rear Garden
- Close to Old Town Centre
- Three Bedroom Semi Detached
- Down Stairs WC
- Family Shower Room and Seperate WC
- Detached Garage and Drive
- Walking Distance of Harlow Mill Station

## Lounge

12'11x13' (3.94mx3.96m)

## Dining Room

8'11" x 7'5" (2.72m x 2.26m)

## Kitchen

10'6" x 8'3" (3.20m x 2.51m)

## Entrance Hall

## Down Stairs WC

4'3 x 2'6 (1.30m x 0.76m)

## Bedroom

11'5" x 11 (3.48m x 3.35m)

## Bedroom

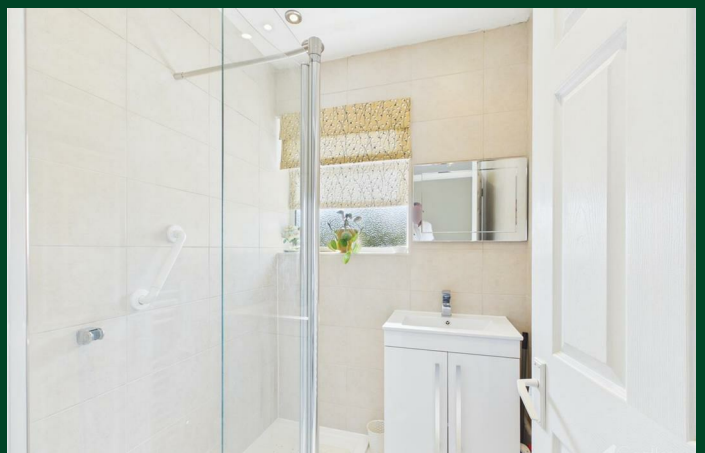
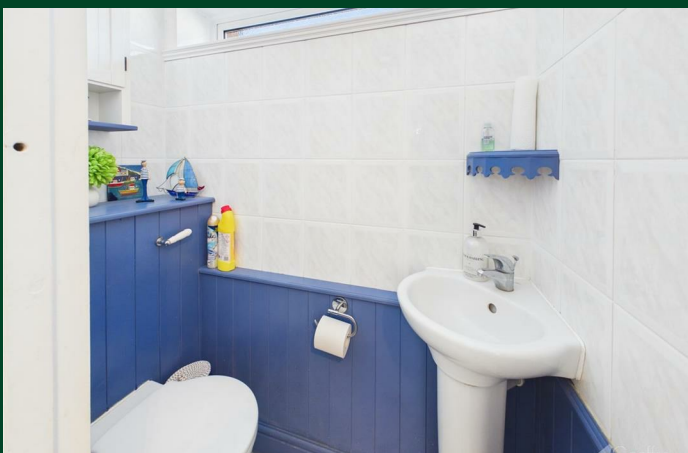
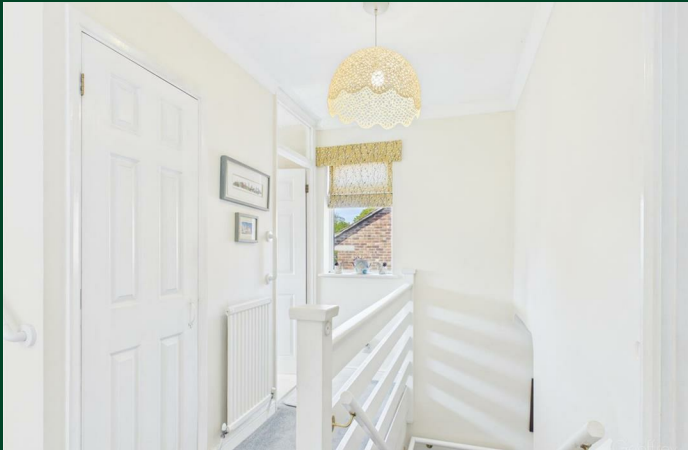
10'6" x 9'2" (3.20m x 2.79m)

## Bedroom

11'3" x 7'4" (3.43m x 2.24m)

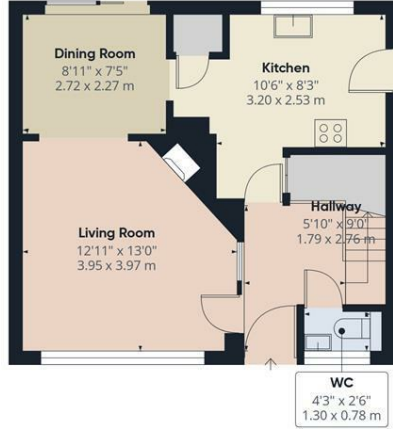
## Shower Room

## Separate WC





# Floor Plan



Floor 0



Floor 1

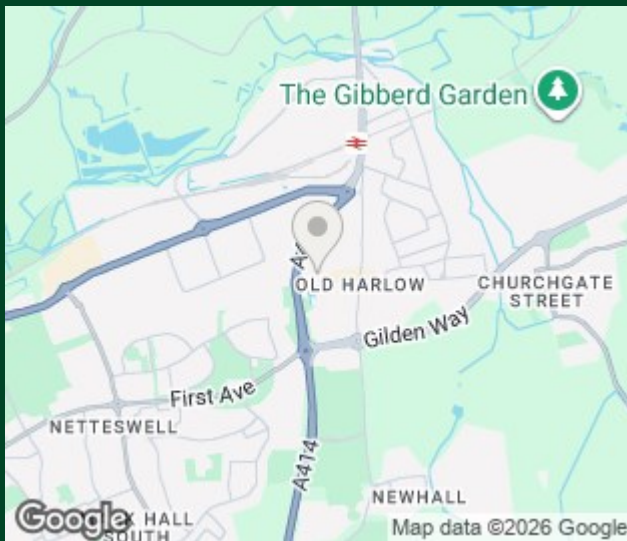


**Approximate total area<sup>(1)</sup>**  
853 ft<sup>2</sup>  
79.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



## Council Tax Details

Band: D

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>England &amp; Wales</b>	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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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