



Peacocks, Harlow,

Price Guide £425,000

 Geoffrey
Matthew

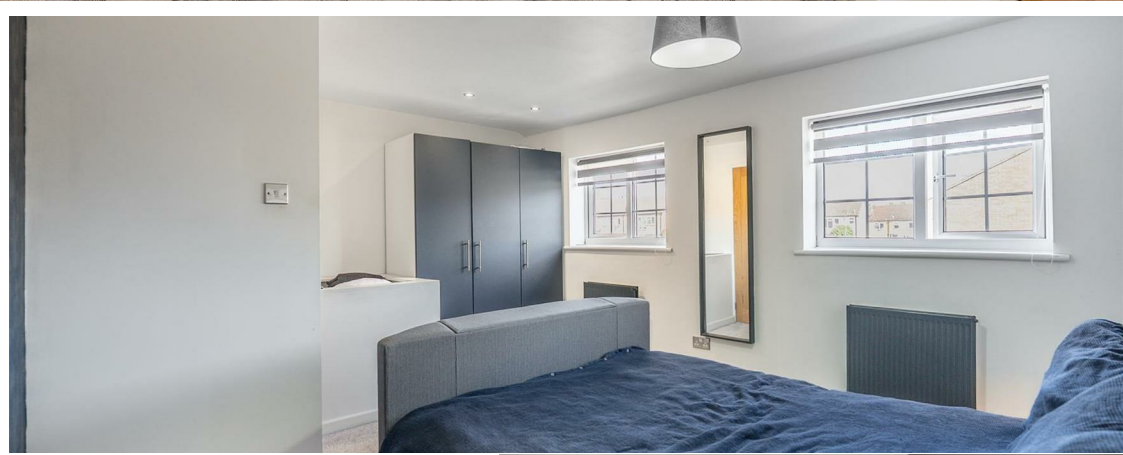
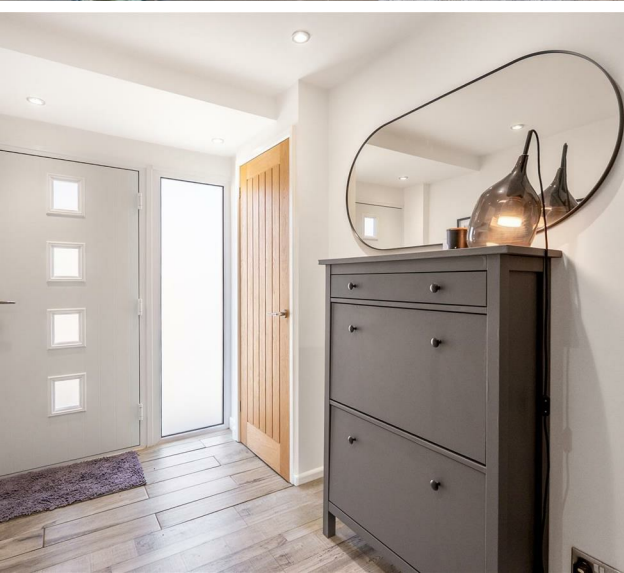
GUIDE PRICE £400,000 to £425,000...A rare opportunity to purchase this truly stunning 2/3 bedroom family home finished to the highest standard. Originally built as a three bedroom home, the current owners have converted the upstairs in to two much larger bedrooms. The property has also been substantially extended on the ground floor, offering generous well planned accommodation that includes a large open plan kitchen, living, dining room with bi-fold doors to the garden, modern kitchen with feature central island, and utility room. There is a secret door leading to a modern cinema room with skylight, ground floor cloak room. On the first floor there are two large double bedrooms and a re-fitted luxury family bathroom.





- Stunning Family Home
- Originally 3 Bedrooms
- Landscaped Gardens
- Cinema Room
- Beautifully Presented
- Modern Open Plan Living
- Luxury Bathroom
- Re-Fitted Kitchen







Entrance Hall
Spacious Entrance Hall

Cloak Room
Ground Floor Cloak Room

Lounge Area
15' 1 x 11' 6 (4.57m 0.30m x 3.51m)

Dining Area
15' 1 x 10' (4.60m x 3.05m)

Kitchen
15' 2 x 8' 4 (4.62m x 2.54m)

Utility Room

Cinema Room
16' 11 x 11' 7 (5.16m x 3.53m)

Bedroom One
15' 1 x 11' 6 (4.60m x 3.51m)

Bedroom Two
10' 6 x 9' 3 (3.20m x 2.82m)

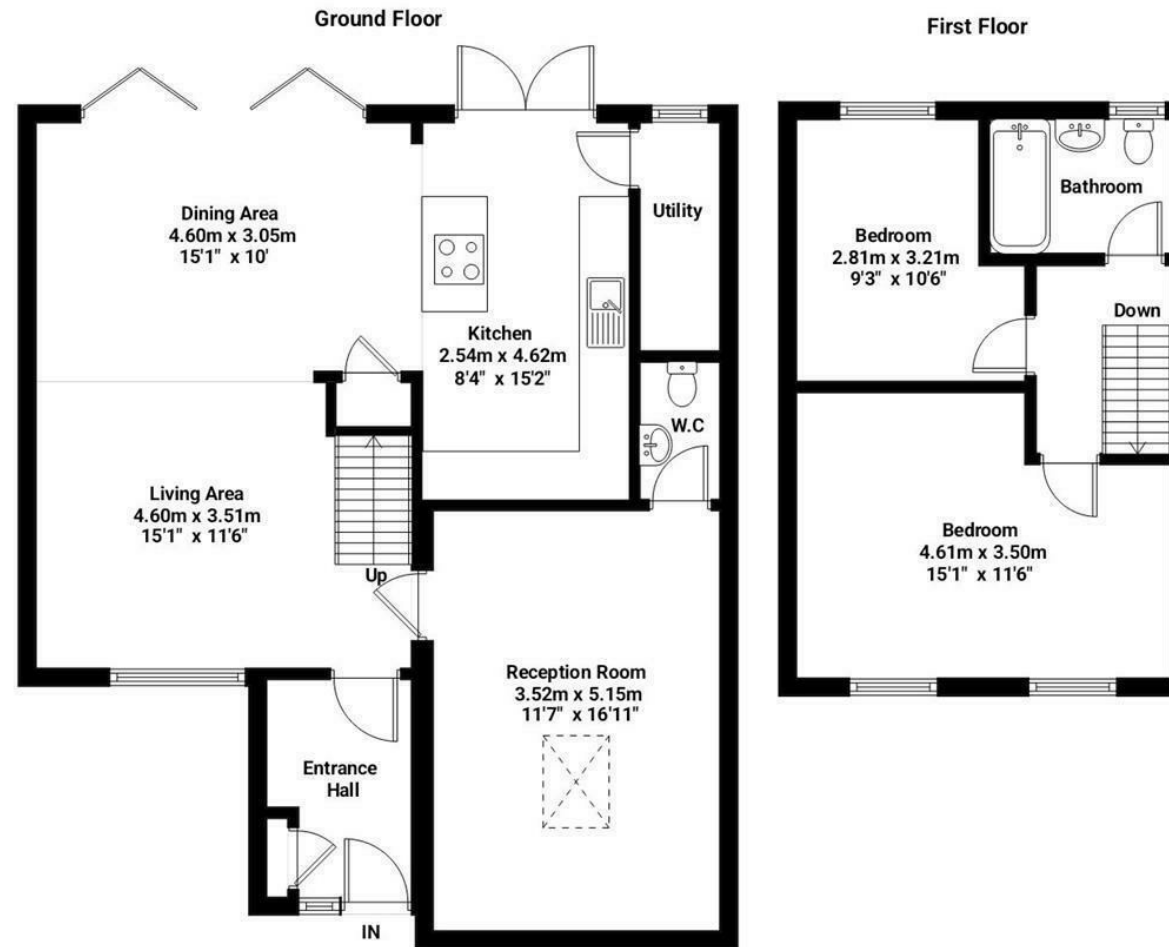
Family Bathroom
Luxury Re-Fitted Bathroom





Council Tax Details

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A			(92-100)	A		
(81-91)	B			(81-91)	B		
(69-80)	C			(69-80)	C		
(55-68)	D			(55-68)	D		
(48-54)	E			(48-54)	E		
(39-47)	F			(39-47)	F		
(31-38)	G			(31-38)	G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	



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