



## Wedgewood Drive, Harlow, CM17 9PX

An extended 3 bedroom Semi detached home. Beautifully presented with modern fittings throughout. With 2 large double bedrooms and two en-suites plus a family bathroom and downstairs cloakroom. The sellers have had plan drawings done for a 4 bed conversion. Downstairs it enjoys a living room, separate dining room, fitted kitchen and utility room. Located in one of the most popular areas in Church Langley. Blocked paved parking to the front and a further parking space to the rear. Walking distance to local shops schools and doctors surgery.

Offered with no onward chain.

**£485,000**

# Wedgewood Drive, Harlow, CM17 9PX

- Extended 3 Bedroom Semi
- Downstairs WC
- Family Bathroom
- Landscaped Garden
- Potential 4 Bedroom
- Lounge, Dining Room, Kitchen, Utility Room
- 2 En-suite Bathrooms
- Modern Kitchen and Bathrooms
- Parking to the front and Rear

## Living Room

17'3" x 11'8" (5.26m x 3.56m)

## Dining Room

10'8" x 9'3" (3.25m x 2.82m)

## Kitchen

14'7" x 8'3" (4.45m x 2.51m)

## Utility Room

10'9" x 5'2" (3.28m x 1.57m)

## Down Stairs WC

## Bedroom

13'2" x 10'9" (4.01m x 3.28m)

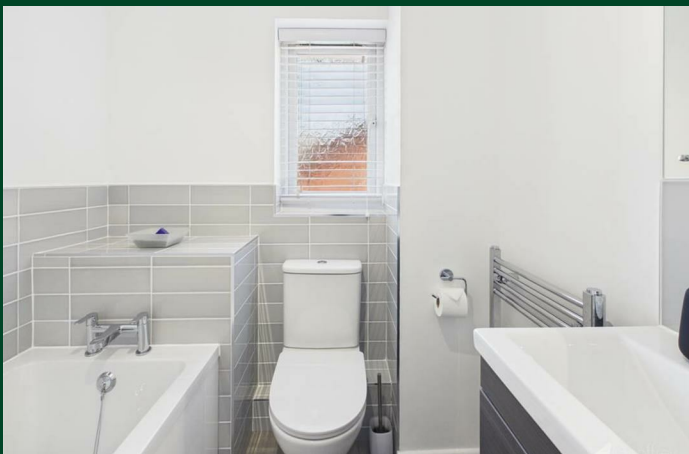
## Bedroom

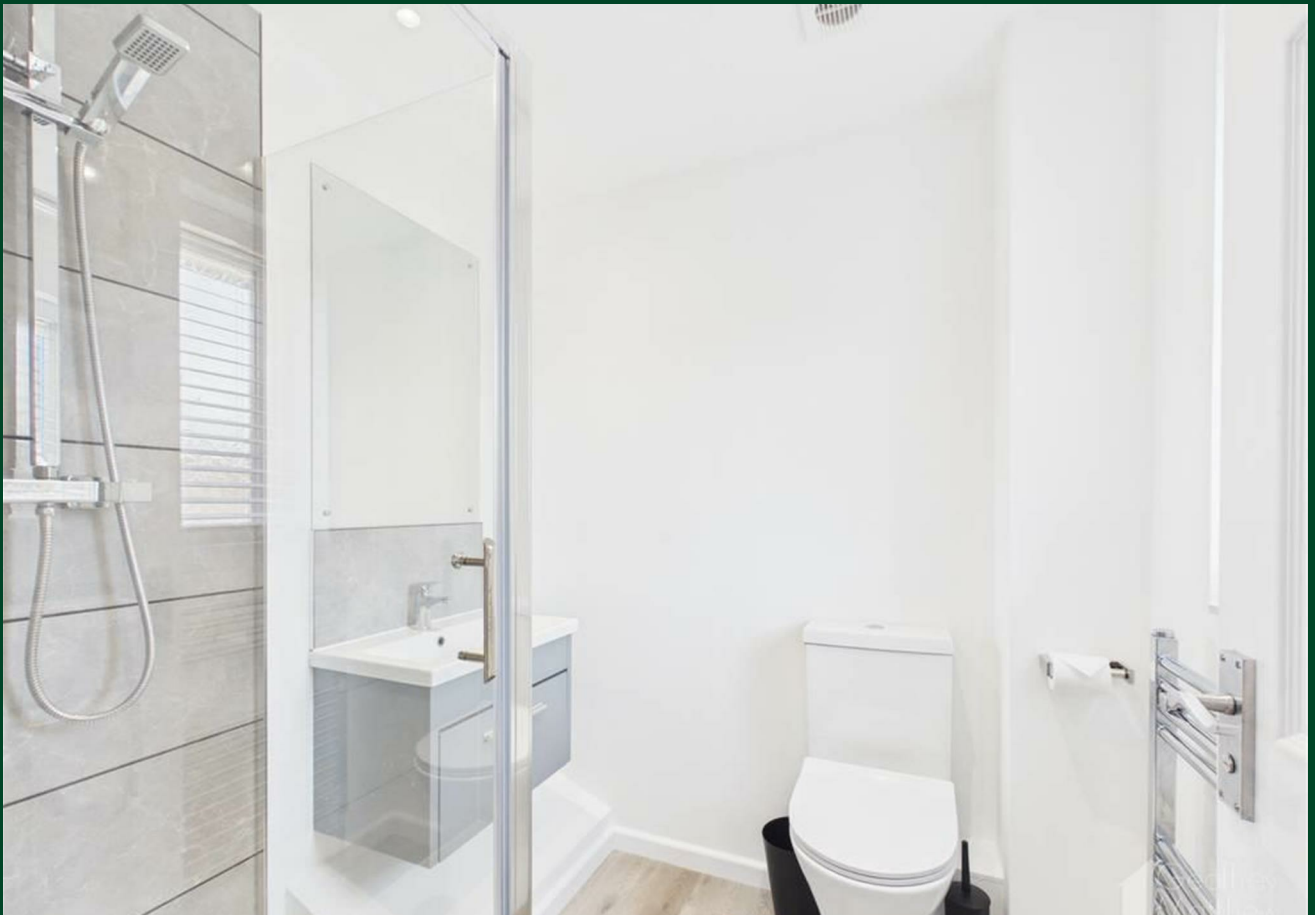
14'1" x 8'8" (4.29m x 2.64m)

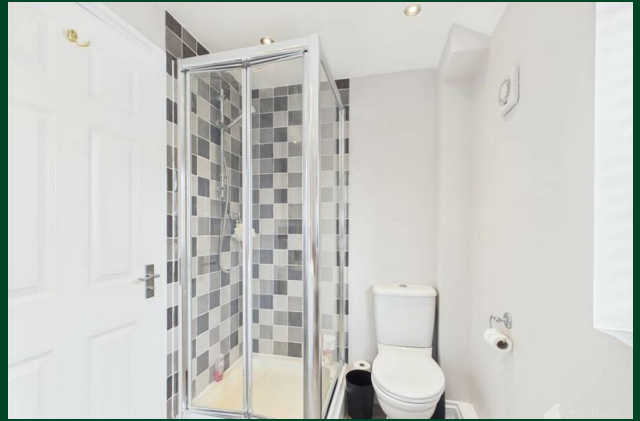
## Bedroom

8'5" x 8'4" (2.57m x 2.54m)

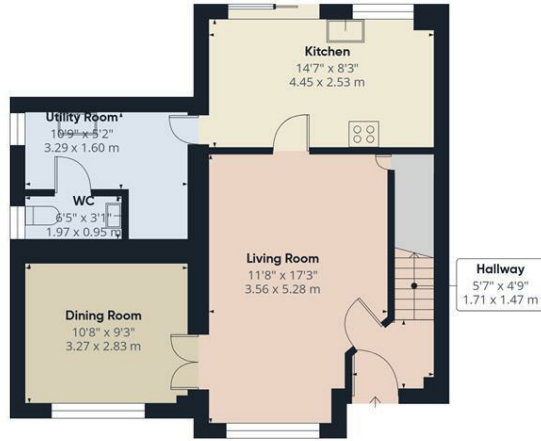
## Family Bathroom





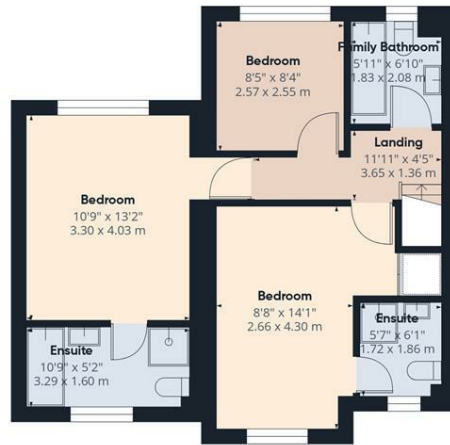


# Floor Plan



Floor 0

Approximate total area<sup>m</sup>  
1090 ft<sup>2</sup>  
101.3 m<sup>2</sup>

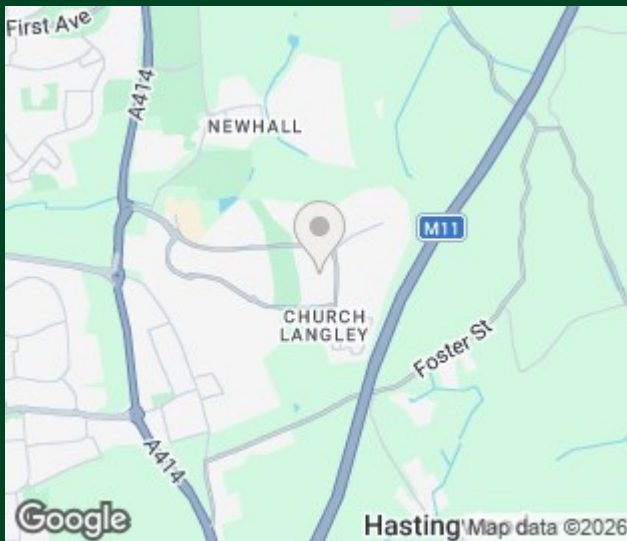


Floor 1

(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.

GIRAFFE 360



## Council Tax Details

Harlow Band: C

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	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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