



Manor Road, Old Harlow, CM17 0BE

Geoffrey Matthew Estates are delighted to offer this beautifully presented, three/four bedroom, semi detached house. Located in the highly sought after residential street of Manor Road in Old Harlow. The property has been lovingly decorated by the current owners making a ready made family home for any incoming purchaser. With a southerly facing, beautifully landscaped, rear garden measuring approximately 100ft in length with established planting, fruit garden and vegetable patch. Off street parking for multiple cars to the front, This property is certain to prove popular.

Early viewings are very highly recommended!

Guide Price £495,000

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- Three/Four Bedrooms. One Of Which Is The Loft Room
- Off Street Parking
- Sought After Location
- Semi-Detached
- Approx 100ft Rear Garden
- Close To Train Station & Amenities

Entrance Hallway

Lounge

11'1 x 17'3 (3.38m x 5.26m)

Kitchen & Dining

10'7 x 17'3 (3.23m x 5.26m)

Utility Room

First Floor Landing

Bedroom

10'7 x 11'5 (3.23m x 3.48m)

Bedroom

8'0 x 8'11 (2.44m x 2.72m)

Bedroom

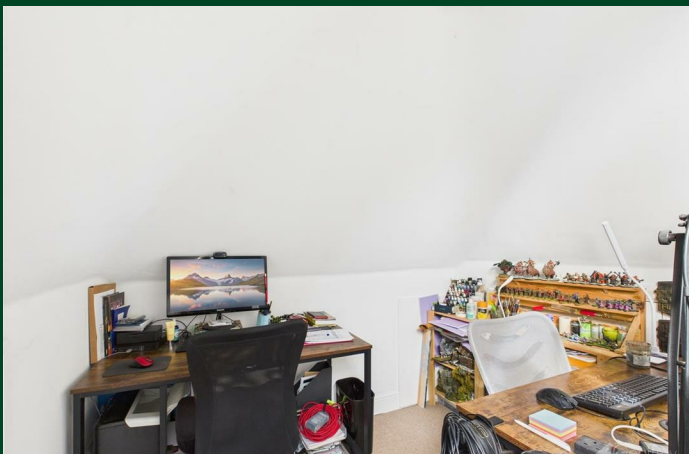
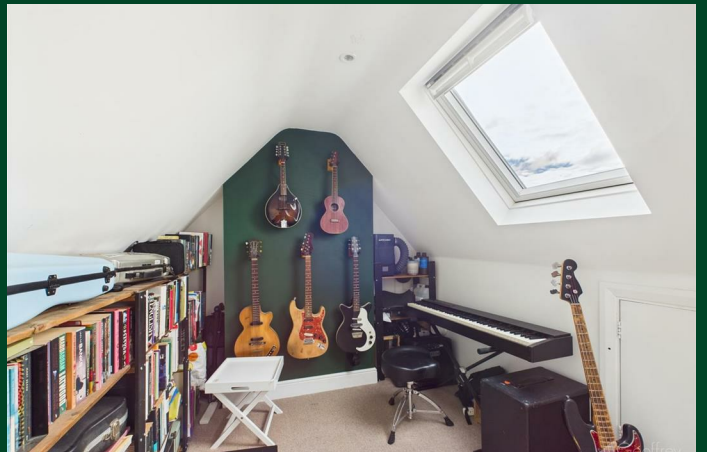
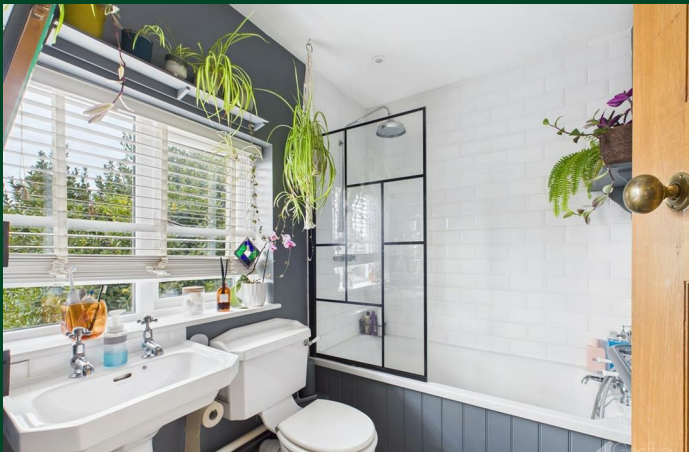
8'0 x 8'0 (2.44m x 2.44m)

Bathroom

7'3 x 5'7 (2.21m x 1.70m)

Loft Room/Bedroom

19'5 x 7'11 (5.92m x 2.41m)





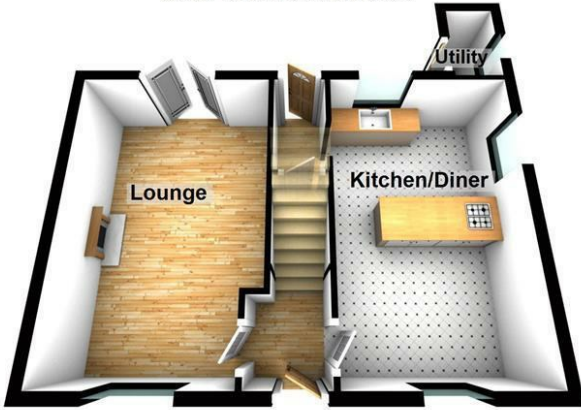


Geoffrey
Matthew

Floor Plan

Ground Floor

Approx. 41.6 sq. metres (448.3 sq. feet)



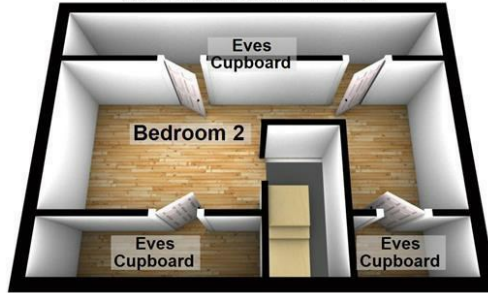
First Floor

Approx. 40.2 sq. metres (433.0 sq. feet)

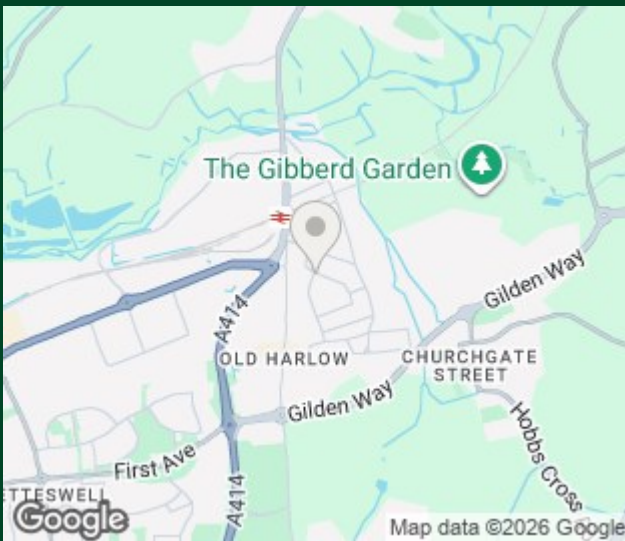


Second Floor

Approx. 26.8 sq. metres (288.2 sq. feet)



Total area: approx. 108.6 sq. metres (1169.5 sq. feet)



Council Tax Details

Harlow Band: D

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A					
(81-91) B			87		
(69-80) C					
(55-68) D					
(39-54) E					
(21-38) F					
(1-20) G					
Not energy efficient - higher running costs					
England & Wales	EU Directive 2002/91/EC			England & Wales	EU Directive 2002/91/EC

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