



## Dovehouse Croft, Harlow, CM20 2LH

Offers Between £425,000 - £450,000!

Geoffrey Matthew Estates are delighted to offer this three bedroom, end of terrace, freehold family home in the sought after residential area of Dovehouse Croft. Benefitting from a double storey side extension, the house now offers spacious and versatile living accommodation that would suit a range of buyers and family dynamics. Modern fittings and landscaped garden, with rear access used for parking, this property is certain to prove popular.

Early viewings are very highly recommended!

**Guide Price £425,000**

# Dovehouse Croft, Harlow, CM20 2LH



- Offers Between £425,000 - £450,000!
- Spacious & Versatile Living Accomodation
- Three Bedrooms
- Access To The Rear For Parking
- Double Storey Extension
- End Of Terrace

## Entrance Hall

## Lounge

10'6 x 19'4 (3.20m x 5.89m)

## Kitchen

7'9 x 10' & 7'0 x 10'11 (2.36m x 3.05m & 2.13m x 3.33m)

## Sitting Room

11'1 x 11'8 (3.38m x 3.56m)

## Office Room

11'1 x 7'1 (3.38m x 2.16m)

## First Floor Landing

## Bedroom

11' x 19'1 (3.35m x 5.82m)

## Bedroom

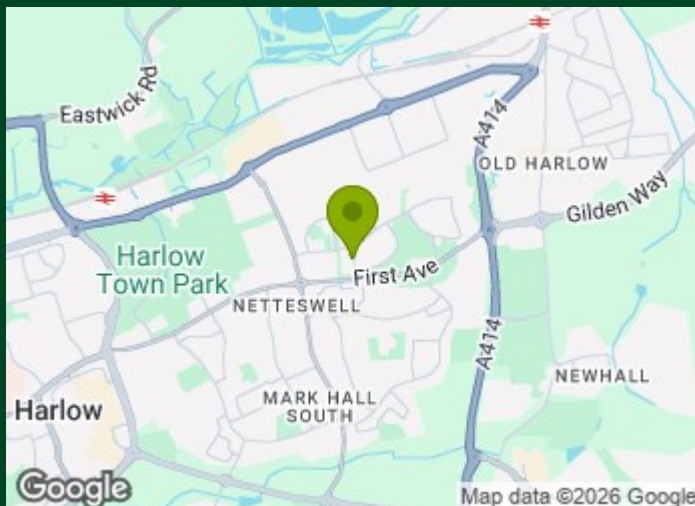
15'5 x 9'4 (4.70m x 2.84m)

## Bedroom

11' x 6'5 (3.35m x 1.96m)

## Bathroom

7'6 x 5'6 (2.29m x 1.68m)



## Directions



# Floor Plan



Floor 0



Floor 1



Approximate total area<sup>(1)</sup>  
1180 ft<sup>2</sup>  
109.7 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

Harlow Band C

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.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>		Very environmentally friendly - lower CO <sub>2</sub> emissions (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	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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