



## Halling Hill, Harlow, CM20 3JS

An opportunity to purchase this spacious three-bedroom semi-detached family home offering huge potential to extend. The property is located close to all amenities and just a short walk from the picturesque town park. This super home offers generous accommodation that includes a large lounge/diner with doors to the garden, kitchen, utility room and ground floor cloakroom. On the first floor there are three good size bedrooms and a family bathroom. There is a garage and driveway and good size enclosed rear garden. No On-Ward Chain.

Asking Price £425,000

# Halling Hill, Harlow, CM20 3JS

- Vacant Possession
- Large Garden
- Garage & Driveway
- Gas Heating
- Three Bedrooms
- Walk To Town Park
- Large Lounge/Diner
- Family Bathroom

## Lounge

21'3 x 11'4 (6.48m x 3.45m)

## Kitchen

11'1 x 8'1 (3.38m x 2.46m)

## Utility Room

11'11 x 9'3 (3.63m x 2.82m)

## Cloakroom

Ground Floor Cloakroom

## Master Bedroom

11'5 x 12'3 (3.48m x 3.73m)

## Bedroom Two

11'5 x 9'10 (3.48m x 3.00m)

## Bedroom Three

8'5 x 8'1 (2.57m x 2.46m)

## Bathroom

8'0 x 5'5 (2.44m x 1.65m)

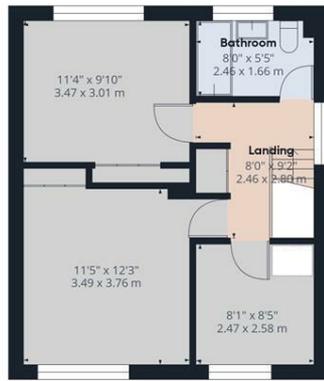




# Floor Plan



Floor 0



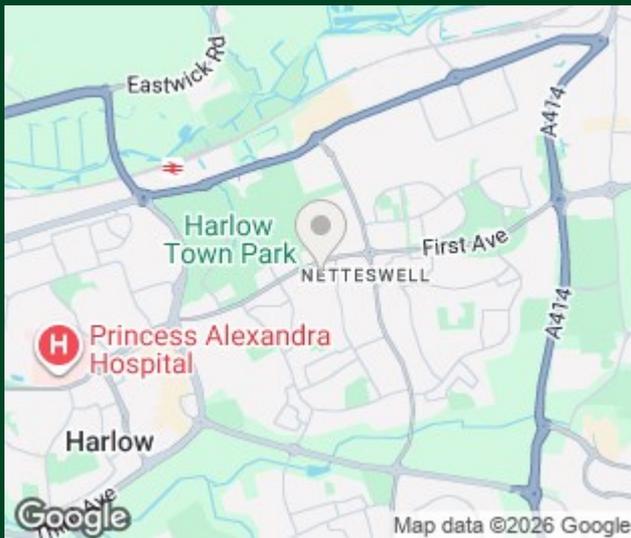
Floor 1

Approximate total area<sup>(1)</sup>  
1120 ft<sup>2</sup>  
104 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:

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>		(81-91) <b>A</b>	
(81-91) <b>B</b>		(69-80) <b>B</b>	
(69-80) <b>C</b>		(55-68) <b>C</b>	
(55-68) <b>D</b>		(39-54) <b>D</b>	
(39-54) <b>E</b>		(21-38) <b>E</b>	
(21-38) <b>F</b>		(1-20) <b>F</b>	
(1-20) <b>G</b>		Not environmentally friendly - higher CO <sub>2</sub> emissions	
Not energy efficient - higher running costs			
<b>86</b>	<b>69</b>		
England & Wales	EU Directive 2002/91/EC	England & Wales	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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