Ash Tree Field, Harlow, CM20 1QD

Geoffrey Matthew Estates are delighted to offer this three bedroom, mid terrace, freehold, home in the popular residential area of Ash Tree Field. Ideally located to access the Town Centre, Princess Alexandra Hospital and Train Station, the property itself is in good order, perhaps in need of some cosmetic modernisation but benefitting from recently fitted Upvc double glazed windows and doors, recently fitted boiler and offering a generous rear garden.

Available CHAIN FREE, early viewings are very highly recommended!

Offers In The Region Of £325,000

Ash Tree Field, Harlow, CM20 1QD

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- CHAIN FREE
- Recently Fitted Upvc Windows & Doors
- Three Bedrooms
- Recently Fitted Boiler
- Generous Rear Garden
- Early viewings Highly Recommended!

Entrance Hall

Lounge
19'4 x 9'11 (5.89m x 3.02m)

Kitchen
17'9 x 9'6 (5.41m x 2.90m)

First Floor Landing

Bedroom
10'4 x 11'10 (3.15m x 3.61m)

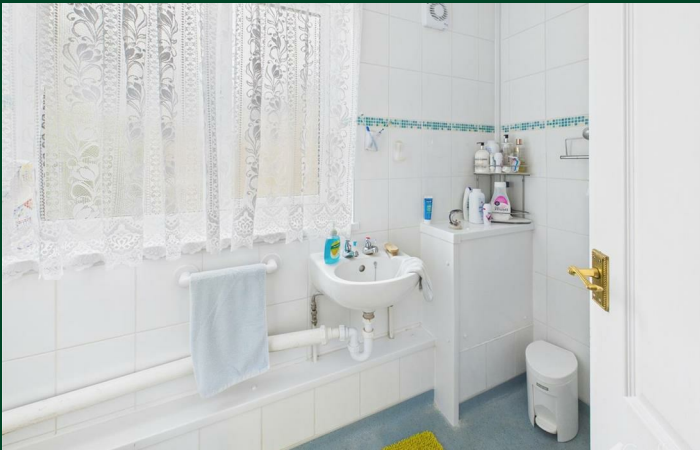### Bedroom
10'6 x 6'6 (3.20m x 1.98m)
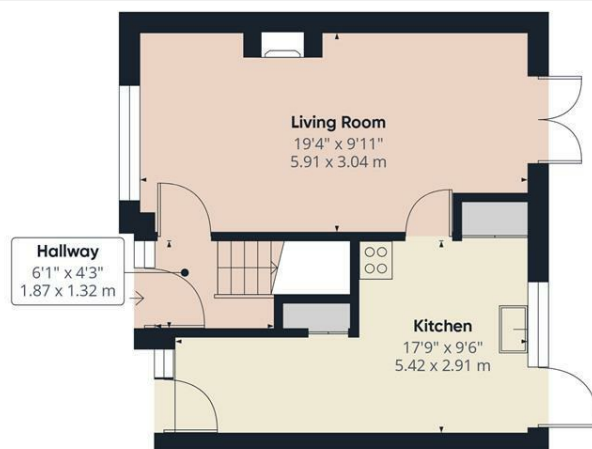
Bedroom
8'7 x 7'5 (2.62m x 2.26m)
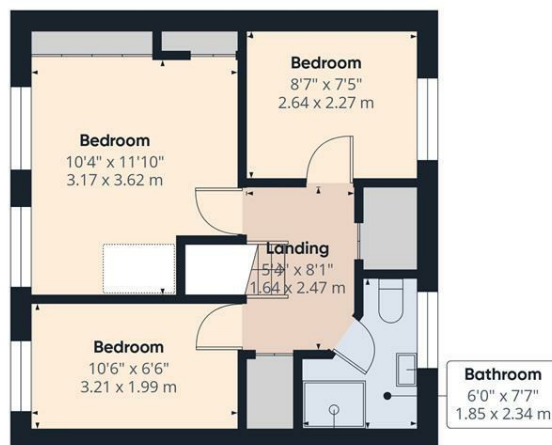
Bathroom
6' x 7'7 (1.83m x 2.31m)

Directions

Floor Plan

Living Room
19'4" x 9'11"
5.91 x 3.04 m

Hallway
6'1" x 4'3"
1.87 x 1.32 m

Kitchen
17'9" x 9'6"
5.42 x 2.91 m

Floor 0

Bedroom
8'7" x 7'5"
2.64 x 2.27 m

Bedroom
10'4" x 11'10"
3.17 x 3.62 m

Landing
5'4" x 8'1"
1.64 x 2.47 m

Bedroom
10'6" x 6'6"
3.21 x 1.99 m

Bathroom
6'0" x 7'7"
1.85 x 2.34 m

Floor 1

Geoffrey Matthew

Approximate total area[1]
724 ft²
67.1 m²

(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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

England & Wales   EU Directive 2002/91/EC