



Fesants Croft, Harlow, CM20 2JU

Geoffrey Matthew Estates are delighted to offer this three bedroom, mid terrace, freehold, family home in the highly sought after area of Fesants Croft. Offered CHAIN FREE by the current owners, the property is in need of a degree of cosmetic modernisation but offers scope to update and benefits from spacious living accommodation and a generous rear garden.

Early viewings are highly recommended!

Offers In The Region Of £350,000

Fesants Croft, Harlow, CM20 2JU



- Three Bedrooms
- Freehold
- CHAIN FREE
- Generous Rear Garden
- Mid Terrace
- Sought After Location

Entrance Hall

Lounge

11'11 x 12'3 (3.63m x 3.73m)

Dining Room

8'6 x 8'11 (2.59m x 2.72m)

Kitchen

11'10 x 9'1 (3.61m x 2.77m)

Utility

9'7 x 6'6 (2.92m x 1.98m)

First Floor Landing

Bedroom

9'7 x 11'4 (2.92m x 3.45m)

Bedroom

8'6 x 12'3 (2.59m x 3.73m)

Bedroom

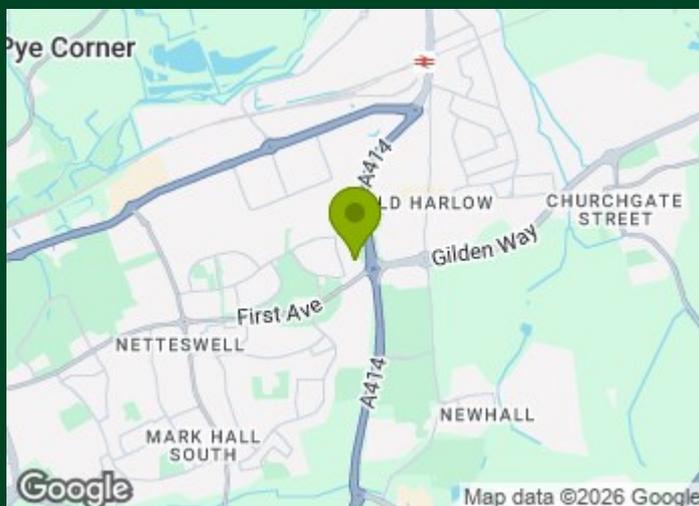
9'1 x 8'8 (2.77m x 2.64m)

Shower Room

5'4 x 4'10 (1.63m x 1.47m)

W.C

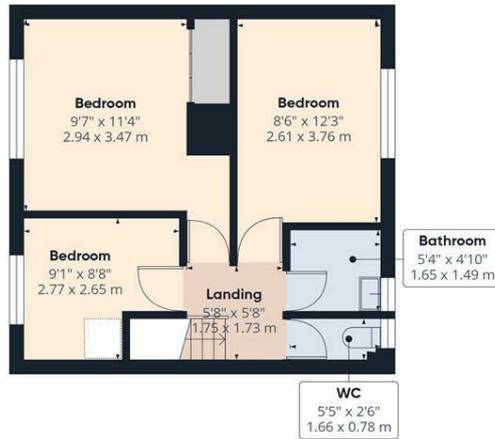
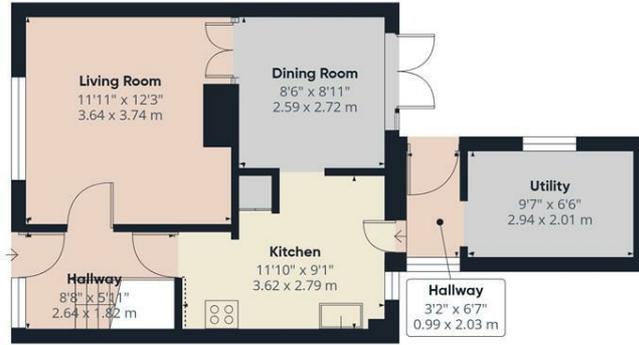
5'5 x 2'6 (1.65m x 0.76m)



Directions



Floor Plan



Approximate total area⁽¹⁾
 837 ft²
 77.5 m²

(1) Excluding balconies and terraces

Reduced headroom
 Below 5 ft/1.5 m

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 ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs A (92 plus)		Very environmentally friendly - lower CO ₂ emissions A (81 plus)	
B (81-91)		B (69-80)	
C (69-80)		C (55-68)	
D (55-68)		D (39-54)	
E (39-54)		E (21-38)	
F (21-38)		F (11-20)	
G (1-20)		Not environmentally friendly - higher CO ₂ emissions G	
Not energy efficient - higher running costs			

Old Harlow: 01279 444988 Email: harlow@geoffreymatthew.co.uk
 Great Ashby: 01438 740111 Email: greatashby@geoffreymatthew.co.uk