



Ladyshot, Harlow, CM20 3EY

A generously sized, extended three double bedroom family home. Enjoying a front extension providing a large entrance hall leading off to the lounge/diner, downstairs wc/shower room, and utility room. A return stair case to the first floor landing leading to the bedrooms and family bathroom. Outside a hard landscaped rear garden with rear access raised beds, brick built garden shed and work shop.

The property itself sits in a cul-de-sac on the edge of Ladyshot. Close to The Stow shopping centre and local schools.

Price Guide £330,000

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- Extended Home
- First Floor Bathroom
- Separate Utility room
- Kitchen
- No onward Chain
- Three Double Bedrooms
- Ground Floor Shower Room
- Open Plan Lounge Diner
- Gas CH Combi boiler.

Accommodation Comprises:

Hallway

17'11 x 6'3 (5.46m x 1.91m)

Living Room

23'1 x 13'10 (7.04m x 4.22m)

Kitchen

11'9 x 9'4 (3.58m x 2.84m)

Utility Room

6'1 x 6'2 (1.85m x 1.88m)

Bathroom

8'9 x 5'11 (2.67m x 1.80m)

First Floor Landing

14'0 x 2'9 (4.27m x 0.84m)

Bedroom One

11'8 x 9'7 (3.56m x 2.92m)

Bedroom Two

9'11 x 13'10 (3.02m x 4.22m)

Bedroom Three

10'10 x 10'8 (3.30m x 3.25m)

Bathroom

4'9 x 9'8 (1.45m x 2.95m)

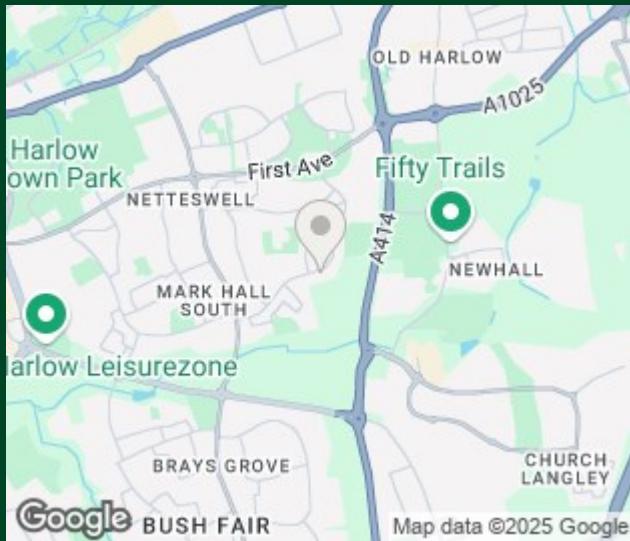
Workshop

8'9 x 12'8 (2.67m x 3.86m)





Floor Plan



Council Tax Details

Band: C

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 (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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