



## Manor Road, Old Harlow, CM17 0BE

Geoffrey Matthew Estates are delighted to offer this beautifully presented, three/four bedroom, semi detached house. Located in the highly sought after residential street of Manor Road in Old Harlow. The property has been lovingly decorated by the current owners making a ready made family home for any incoming purchaser. With a southerly facing, beautifully landscaped, rear garden measuring approximately 100ft in length with established planting, fruit garden and vegetable patch. Off street parking for multiple cars to the front, This property is certain to prove popular.

Early viewings are very highly recommended!

**Guide Price £500,000**

# Manor Road, Old Harlow, CM17 0BE

- Three/Four Bedrooms. One Of Which Is The Loft Room
- Off Street Parking
- Sought After Location
- Semi-Detached
- Approx 100ft Rear Garden
- Close To Train Station & Amenities

## Entrance Hallway

### Lounge

11'1 x 17'3 (3.38m x 5.26m)

### Kitchen & Dining

10'7 x 17'3 (3.23m x 5.26m)

### Utility Room

### First Floor Landing

### Bedroom

10'7 x 11'5 (3.23m x 3.48m)

### Bedroom

8'0 x 8'11 (2.44m x 2.72m)

### Bedroom

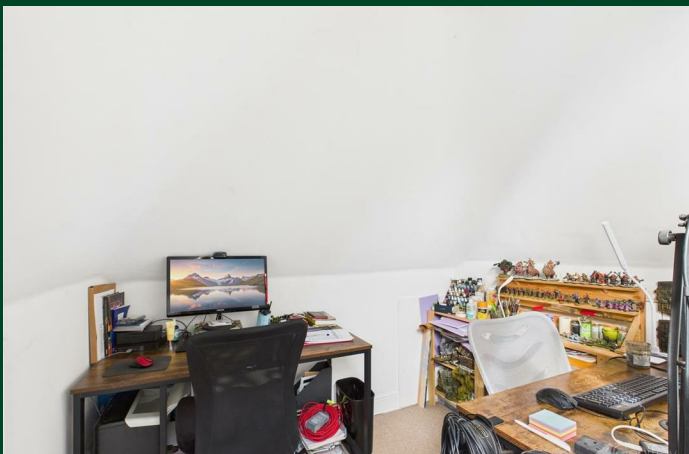
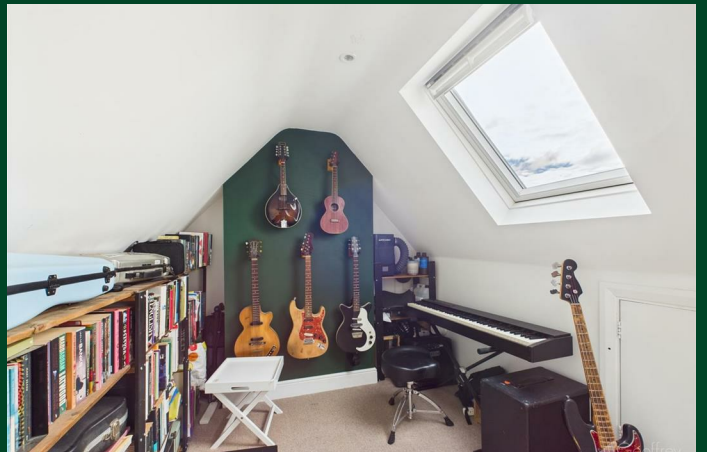
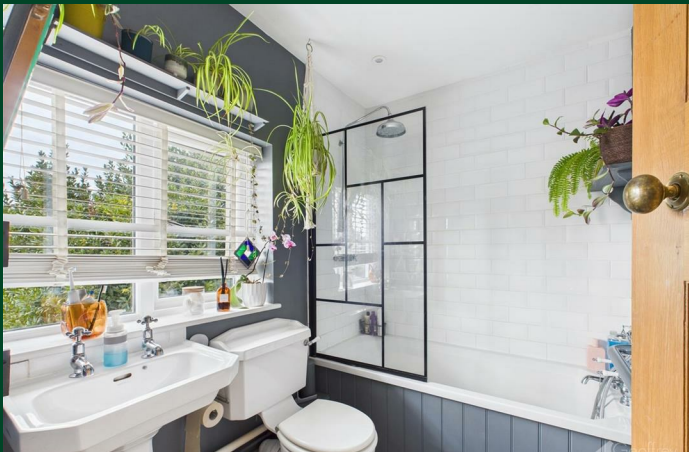
8'0 x 8'0 (2.44m x 2.44m)

### Bathroom

7'3 x 5'7 (2.21m x 1.70m)

### Loft Room/Bedroom

19'5 x 7'11 (5.92m x 2.41m)

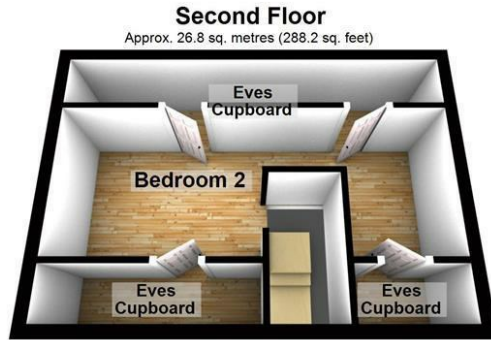




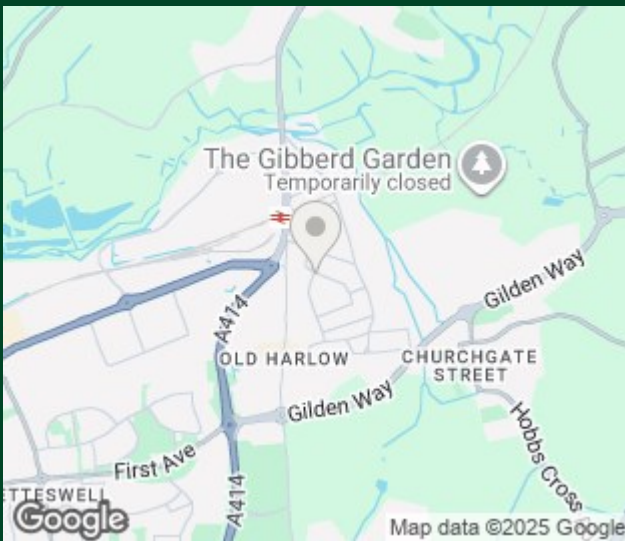


Geoffrey  
Matthew

# Floor Plan



Total area: approx. 108.6 sq. metres (1169.5 sq. feet)



## Council Tax Details

Harlow Band: D

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			England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Energy Efficiency Rating: 66 (Current), 87 (Potential)

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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