



## Elmbridge, Harlow, CM17 0JU

Geoffrey Matthew Estates are delighted to offer this three bedroom, link detached, family home in the highly sought after location of Elmbridge in Churchgate St Village.

Being offered CHAIN FREE by the current owners, early viewings are highly recommended!

Offers In The Region Of £525,000

# Elmbridge, Harlow, CM17 0JU



- CHAIN FREE
- Sought After Location
- Three Bedrooms
- Early Viewings Highly Recommended!
- Link Detached

## Accommodation Comprises:

Entrance Porch

Hallway

Living Room

16'7 x 11'9 (5.05m x 3.58m )

Dining Room

10'10 x 8'11 (3.30m x 2.72m)

Sunroom

10'8 x 8'8 (3.25m x 2.64m)

Kitchen

10'10 x 9'9 (3.30m x 2.97m)

Utility Room

6'9 x 8'9 (2.06m x 2.67m)

Garage

16'3 x 9'2 (4.95m x 2.79m)

Landing

Bedroom

13'1 x 11'5 (3.99m x 3.48m)

Bedroom

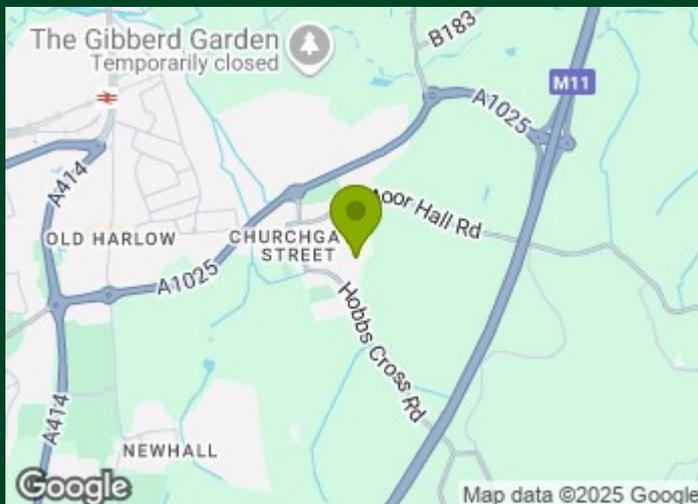
11'5 x 13' (3.48m x 3.96m)

Bedroom

7'10 x 7'6 (2.39m x 2.29m)

Bathroom

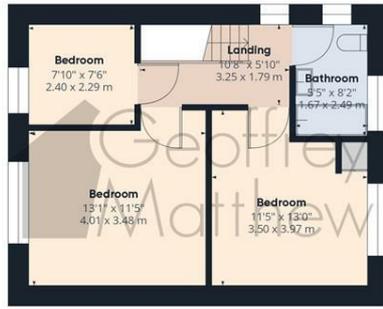
5'5 x 8'2 (1.65m x 2.49m)



[Directions](#)



# Floor Plan



Approximate total area<sup>®</sup>  
1289.95 ft<sup>2</sup>  
119.84 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

## Council Tax Details

Harlow Band F

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.

