



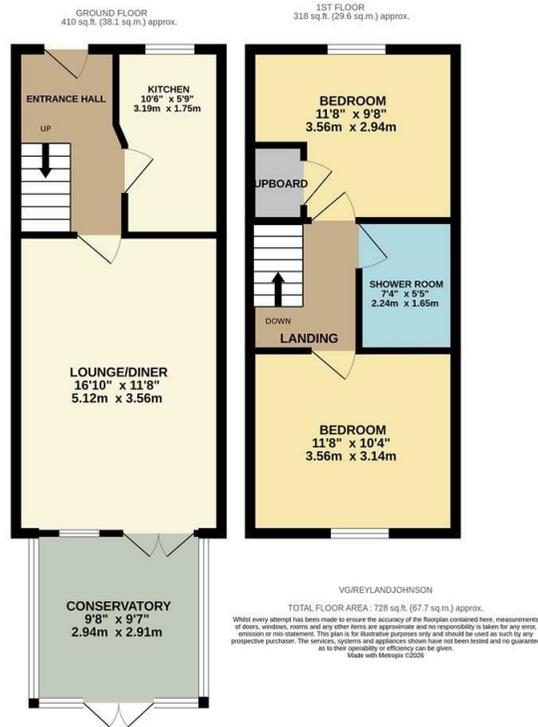
Victoria Gate, Harlow, CM17 9TA  
Guide Price £350,000

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# Victoria Gate, Harlow, CM17 9TA

**\*\*Guide Price £350,000 to £365,000\*\***

This beautifully presented, two double bedroom family home includes two allocated parking spaces and is located just a stones throw from the heart of Church Langley. As you enter there is a hallway leading to a beautiful kitchen with a range of fitted wall and base units and integrated appliances, a large lounge and an orangery style conservatory, whilst, upstairs there are two double bedrooms and a newly fitted, absolutely stunning shower room. Outside, the un-overlooked rear garden is mainly laid to artificial lawn with a seating area and mature flower beds with the two allocated parking spaces located at the end of the terrace. Victoria Gate is located just off Kiln Lane, with excellent local schools, shops and open fields within walking distance.



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		76	82
	EU Directive 2002/91/EC		

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

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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