



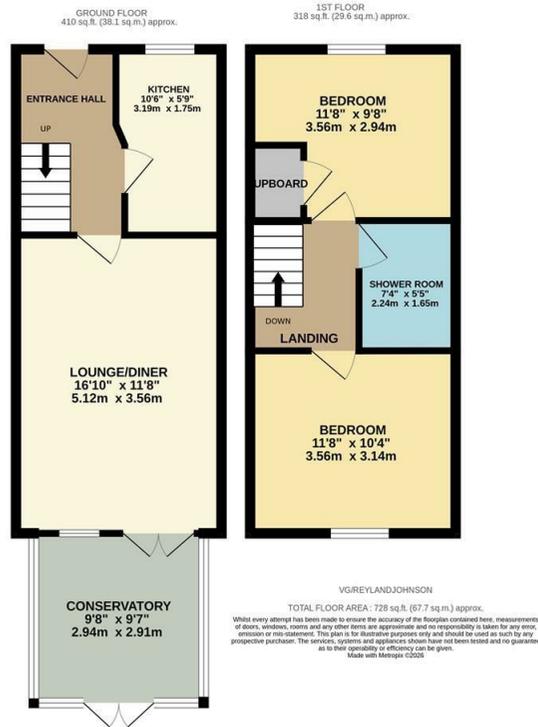
Victoria Gate, Harlow, CM17 9TA
Guide Price £350,000

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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		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A		Very environmentally friendly - lower CO ₂ emissions (92 plus) A	
(81-91) 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	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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