



Braggowens Ley | Newhall | Harlow | CM17 9FL

Offers Over £450,000



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A LOVELY THREE DOUBLE BEDROOM LINKED DETACHED HOUSE located in the sought after area of Newhall with views overlooking playing fields. Braggowens Ley has been very well kept throughout by the vendors and benefits from two private outdoor areas. The ground floor is bright and airy throughout and features from underfloor heating, large entrance hall, modern fitted kitchen with a range of wall and base units with ample dining space, separate lounge with access onto courtyard garden, study/potential fourth bedroom and cloakroom. The first floor offers boasts two large double bedrooms with the master featuring a Juliette balcony and en-suite shower room, a family bathroom suite and impressive private balcony overlooking playing fields. The third double bedroom is spread across the entire second floor with ample storage. The low maintenance secluded courtyard Garden offers ample seating/entertaining. Viewings highly advised.

- Three Double Bedrooms
- Two Allocated Parking Spaces
- Council Tax Band: D
- Linked Detached House
- Sought After Location
- EPC Rating: C

Front

Two allocated parking spaces. Views overlooking playing fields.





Entrance Hall

Front door, spacious entrance hall with internal doors to kitchen, lounge, study and cloakroom. Storage cupboard (with plumbing for appliances) and stairs to wall.

Kitchen

13'05 x 17'04 (4.09m x 5.28m)

A modern fitted kitchen with a range of wall and base units featuring integral oven, hob with extractor fan above and fridge freezer. Large doors to front and courtyard garden allowing plenty of natural lighting.

Ample dining/entertaining space.

Lounge

16'03 x 12'08 (4.95m x 3.86m)

Bright and airy lounge with large double glazed window to courtyard garden.

Office/Bedroom Four

9'10 x 8'10 (3.00m x 2.69m)

Currently used as a fourth bedroom by the vendors but is open to interpretation. Large double glazed window.

Cloakroom

White sink and toilet. Extractor fan.

Landing

Large landing with internal doors to double bedrooms and family bathroom suite. Access to private balcony and stairs to second floor. Radiator to wall.

Bedroom One

13'05 x 12'02 (4.09m x 3.71m)

Large double bedroom benefitting from impressive high ceilings, Juliette balcony overlooking the courtyard garden and internal door to en-suite shower room. Velux window and radiator to wall.



Bedroom Three

13'09 x 8'10 (4.19m x 2.69m)

Double bedroom with ample space for wardrobes featuring Juliette balcony overlooking playing fields and radiator to wall. Double glazed window to side.

Bathroom

9'10 x 5'11 (3.00m x 1.80m)

Luxury fitted family bathroom suite benefitting from bath with shower, white sink and toilet. Chrome heated towel rail, shaver socket and extractor fan.

Private Balcony

Private balcony with views overlooking playing fields (to front) and courtyard garden (to rear). Ample entertaining space.

Second Landing

Double glazed window and internal door to double bedroom.

Bedroom Two

14'10 x 9'08 (4.52m x 2.95m)

A double bedroom benefitting from the privacy of the entire second floor with double glazed window, radiator to wall and large built in storage.

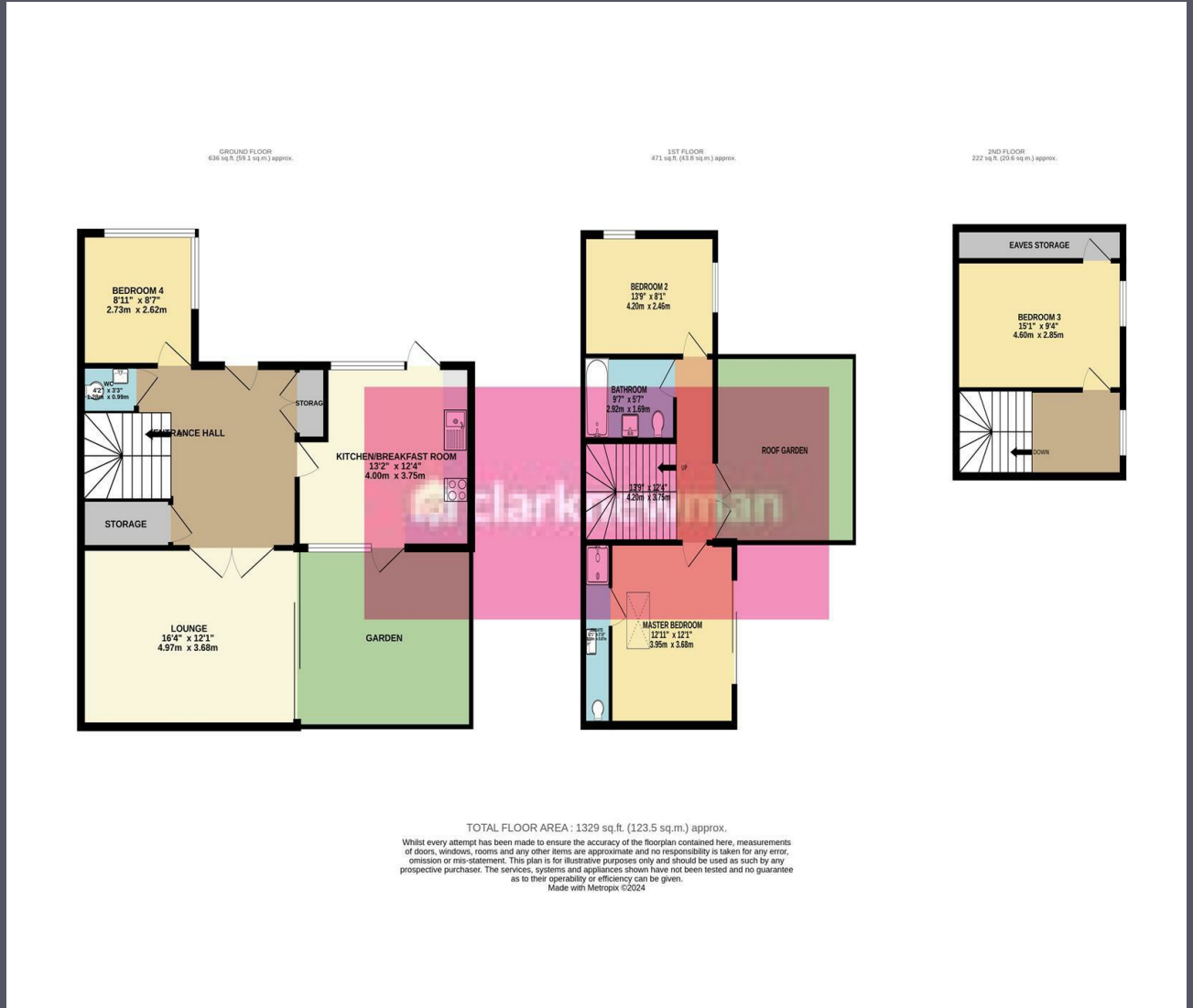
Courtyard Garden

Low maintenance private courtyard Garden.

Local Area

Braggows Ley is located in the sought after area of Newhall and is located within close proximity to local schooling and cafes. The property is also a short drive from Harlow Mill Train Station and M11 Junction 7A.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B		79	
(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	

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