

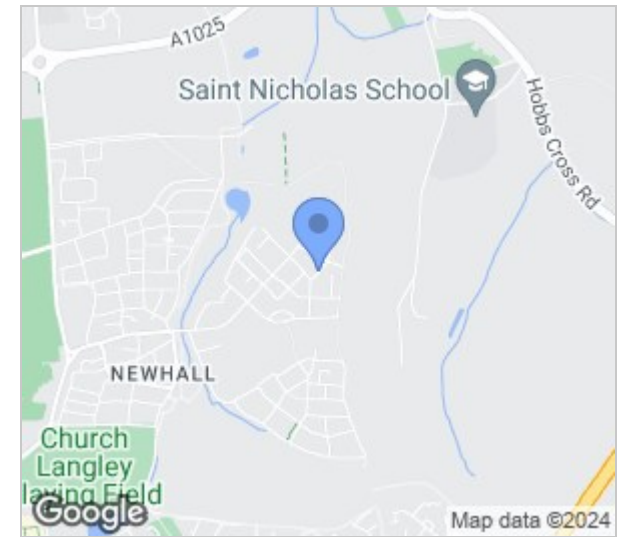


Rosefield Lane, Harlow, CM17 9SE
£600,000

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Built by Bellway Homes in 2019 is this well presented four bedroom detached family home, offered with no onward chain and 6 years NHBC warranty remaining. The property includes a large entrance hallway leading to a modern kitchen with a range of fitted wall and base units with integrated appliances, a huge open plan lounge/diner and a cloakroom/WC. Upstairs there are four bedrooms, with an en-suite, fitted wardrobes and a balcony off the master, plus a stunning family bathroom with a white three piece suite. Outside the rear garden is mainly laid to lawn with patio, decked and gravel areas, a shed and side access out to the driveway for two cars. Other benefits include an electric charge point on the driveway and solar panels on the roof. Rosefield Lane is located just off Headland Street, within walking distance of a newly built school, shops and open fields.



TOTAL FLOOR AREA: 1466 sq.ft. (136.2 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropac ©2023



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs A (92 plus)	100	Very environmentally friendly - lower CO ₂ emissions A (92 plus)	
B (81-91)	81	B (81-91)	
C (69-80)		C (69-80)	
D (55-68)		D (55-68)	
E (39-54)		E (39-54)	
F (21-38)		F (21-38)	
G (1-20)		G (1-20)	
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

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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