

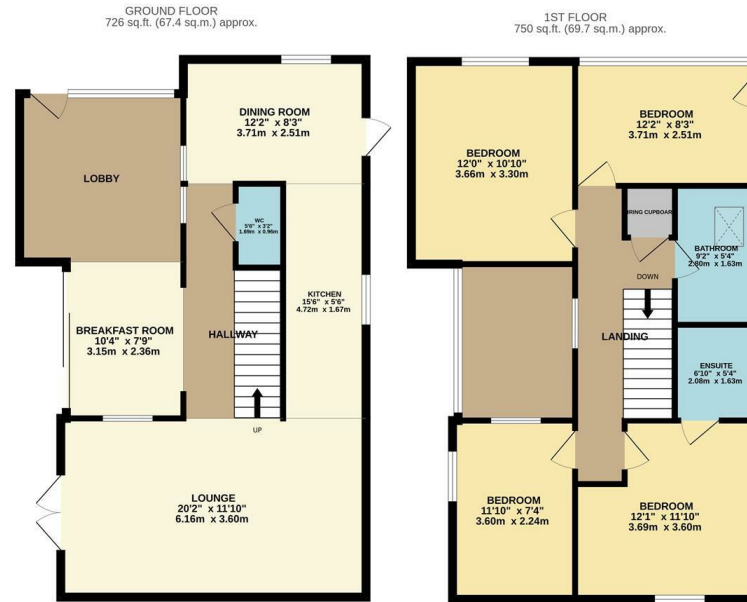


Brickcroft Hoppit, Harlow, CM17 9FJ
£600,000

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Brickcroft Hoppit, Harlow, CM17 9FJ

This absolutely stunning four bedroom detached family home has been improved throughout by the current owners and includes a double garage and parking for five cars. The property has an open plan feel throughout the ground floor and includes a number of features, which gives this home a unique personality. Downstairs there is an entrance lobby, a bright breakfast room, large lounge, beautiful kitchen with a range of fitted wall and base units, dining room and cloakroom/WC. On the first floor there are four bedrooms, with an en-suite to the master, plus a family bathroom with a luxury white three piece suite. Outside the rear garden is mainly laid to lawn with a patio area, built in bar, side access and stairs leading to the sun terrace above the double garage. The double garage itself has an electric door and a six person sauna, whilst there is also multiple parking spaces surrounding the property. Brickcroft Hoppit is located just off Honor Street, in the ever popular Newhall Development, within walking distance of open fields, parks, schools and shops. Early viewing is highly recommended. Please note there is an estate charge within Newhall.



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 TOTAL FLOOR AREA: 1476 sq.ft. (137.1 sq.m.) approx.
 Whilst 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-measurement. 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.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
80	87		
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(81-91) A</p> <p>(69-80) B</p> <p>(55-68) C</p> <p>(39-54) D</p> <p>(21-38) E</p> <p>(1-20) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	

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