

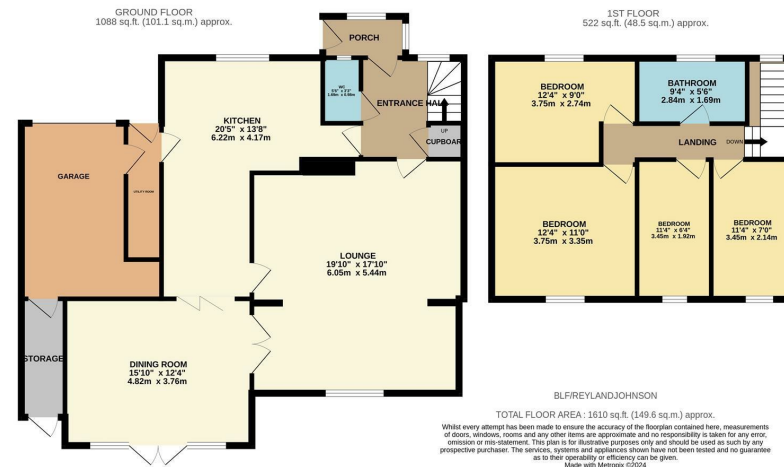


Brook Lane Field, Harlow, CM18 7AU
£535,000

4 1 3 E

Brook Lane Field, Harlow, CM18 7AU

Located in the highly desirable cul-de-sac of Brook Lane Field, overlooking a small green is this well presented four bedroom semi detached family home, which has been extended and includes a garage and driveway. On the ground floor there is a porch and entrance hallway leading to a large, extended lounge, modern fitted kitchen with a range of wall and base units, a dining room, utility room, access to the garage and a cloakroom/WC. On the first floor there are four bedrooms and a stunning family bathroom with a white three piece suite, with a separate double shower. Outside the west facing rear garden is mainly laid to lawn with a patio area, with the driveway to the front. Brook Lane Field is located just off Southern Way, within walking distance of excellent local schools, shops and Latton Common is literally at the end of the Road, plus the M11 less than a mile away.



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	EU Directive 2002/91/EC	77	52

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.

T. 01279 216216 E. info@rjestateagents.co.uk

1 Acorn Mews, Harlow, Essex, CM18 6NA www.rjestateagents.co.uk