



Brook Lane Field, Harlow, CM18 7AT
£595,000

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Rarely available to the market, a detached chalet bungalow in a desirable location with lots of potential. Brook Lane Field is close to shops and schooling, Latton Common and less than a mile from the M11, this home is situated in a small cul-de-sac and has off road parking for a number of vehicles as well as a garage and a private rear garden. The ground floor accommodation comprises of an entrance hall, lounge with views of the gardens, formal dining room, kitchen/breakfast room which has a range of fitted wall and base units, large conservatory, two double bedrooms and a bathroom with three-piece suite and separate shower cubicle. The first floor has two further bedrooms and an additional bathroom as well as vast loft space. The rear garden is mainly laid to lawn with mature trees and shrubs and has various seating areas. Offered CHAIN FREE.



GROUND FLOOR
1526 sq ft. (141.7 sq m.) approx.

1ST FLOOR
634 sq ft. (58.9 sq m.) approx.



TOTAL FLOOR AREA - 2160 sq ft. (200.7 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-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.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C		68	
(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		

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.

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