

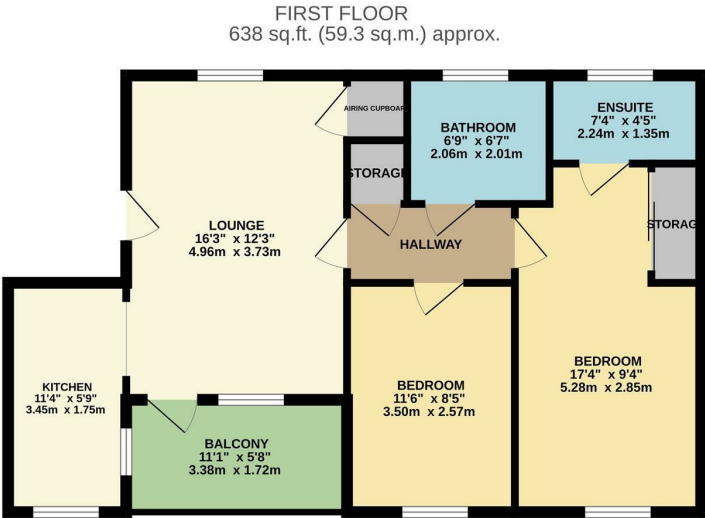


Beaker Mews, Harlow, CM17 9FU
Guide Price £300,000

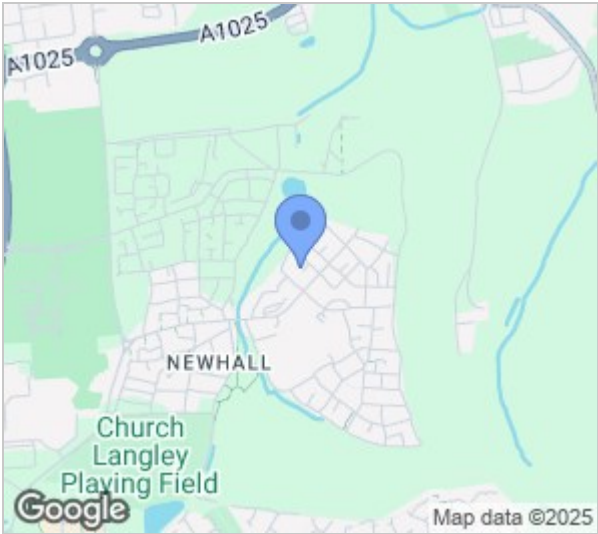


Beaker Mews, Harlow, CM17 9FU

GUIDE PRICE: £300,000 - £315,000. This well presented two bedroom Coach House benefits from having two garages. The property itself boasts a secure entry system, modern fitted kitchen with a range of wall and base units with integral appliances, open plan lounge/diner with direct access to own balcony, two good size bedrooms the main having its own en-suite and a family bathroom with three piece suite. Beaker Mews is situated in the popular Newhall development and is within easy reach of local junior and senior schools, cafes, shops and amenities. Agents Notes: Service Charge £1800pa. Ground Rent: £400pa. Lease Remaining: TBC. Please note there is also an estate charge with this property.



TOTAL FLOOR AREA: 638 sq.ft. (59.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 Metropix (2025)



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	

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 firms employment has the authority to make or give any representation or warranty in respect of the property.