

oakheart

£300,000

Offers In Excess Of  
Alexander Road, New Hall, Harlow

Nestled on Alexander Road in the desirable area of New Hall, Harlow, this modern two-bedroom coach house offers a perfect blend of comfort and contemporary living. Upon entering, you are welcomed into a spacious open-plan living area that is ideal for both relaxation and entertaining. The design maximises natural light, creating a warm and inviting atmosphere throughout.

The property features two well-proportioned bedrooms one of

which now offers an extended mezzanine level ideal for a home office or gaming area. The family bathroom is conveniently located, equipped with a W.C, shower and modern fixtures, ensuring functionality for everyday living. Additionally, the coach house boasts loft access, offering potential for extra storage.

For those with vehicles, the property includes parking for one vehicle, along with the added benefit of a garage, providing secure storage and convenience.

This coach house is not just a home; it is a lifestyle choice, situated in a vibrant community with easy access to local amenities and transport links. Whether you are a first-time buyer, a small family, or looking to downsize, this property presents an excellent opportunity to enjoy modern living in a sought-after location. Do not miss the chance to make this delightful coach house your new home.











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**Approximate total area<sup>(1)</sup>**

60.4 m<sup>2</sup>  
651 ft<sup>2</sup>

**Reduced headroom**

0.4 m<sup>2</sup>  
5 ft<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom  
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Local Authority:

Tenure:

Leasehold

Council Tax Band:

C

**Energy Efficiency Rating**

|  | Current   | Potential |
|--|---|-----------|
| <i>Very energy efficient - lower running costs</i> |   |           |
| (92 plus) <b>A</b>                                 |   |           |
| (81-91) <b>B</b>                                   |   |           |
| (69-80) <b>C</b>                                   |   |           |
| (55-68) <b>D</b>                                   |   |           |
| (39-54) <b>E</b>                                   |   |           |
| (21-38) <b>F</b>                                   |   |           |
| (1-20) <b>G</b>                                    |   |           |
| <i>Not energy efficient - higher running costs</i> |   |           |
| <b>England &amp; Wales</b>                         | EU Directive 2002/91/EC  |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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