



Brook Lane Field, Harlow, CM18 7AT  
£550,000

 3  2  2  B

# Brook Lane Field, Harlow, CM18 7AT

An immaculately presented three bedroom detached chalet bungalow with driveway for 2/3 vehicles. The ground floor comprises an entrance hall leading to a stunning kitchen/breakfast room with a range of fitted wall & base level units, lounge with bi-folding doors, dining room, ground floor bedroom and a modern shower room. The first floor offers two double bedrooms with a stunning bathroom offering a modern white suite. Outside the south facing rear garden offers patio and AstroTurf lawn areas with the added benefit of side access. Other benefits include EV charging point and ample parking in the cul-de-sac. Brook Lane Field is located just off of Southern Way just a short walk to Latton Common and Passmores Academy Secondary School. Junction 7 of the M11 motorway is just a short drive away via the A414.



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TOTAL FLOOR AREA: 1185 sq.ft. (110.1 sq.m.) approx.  
While 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 for 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 Metrepx 10020



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		85	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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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