

## Brick Croft Hoppit, New Hall, Harlow, CM17 9FJ

Geoffrey Matthew Estates are delighted to bring to the market this well presented two double bedroom end of terrace home with a driveway, found in the desirable Newhall development. The property includes an open plan layout on the ground floor, incorporating a lounge, dining room, modern fitted kitchen with a range of wall and base units with integrated appliances and a cloakroom/WC. On the first floor are two double bedrooms and a family bathroom with a white three piece suite. The garden is low maintenance with artificial turf and side gate. Driveway to the front.

Brick Croft Hoppit is located within walking distance of the newly built schools and shops.

**£350,000**

# Brick Croft Hoppit, New Hall, Harlow, CM17 9FJ



- End Of Terrace
- Open Plan Living Space
- Highly Desirable Location
- Two Double Bedrooms
- Downstairs W/C
- Driveway
- Close to local shops

## The Accommodation In Detail Comprises

### Dinning Area

10'1 x 11'11 (3.07m x 3.63m)

### Kitchen

15'11 x 5'3 (4.85m x 1.60m)

### Lounge

11'0 x 11'7 (3.35m x 3.53m)

### Downstairs Cloakroom

Low Level WC. Wash hand basin.

### First Floor Landing

### Bedroom One

11'1 x 12'0 (3.38m x 3.66m)

### Bedroom Two

10'6 x 9'11 (3.20m x 3.02m)

### Family Bathroom

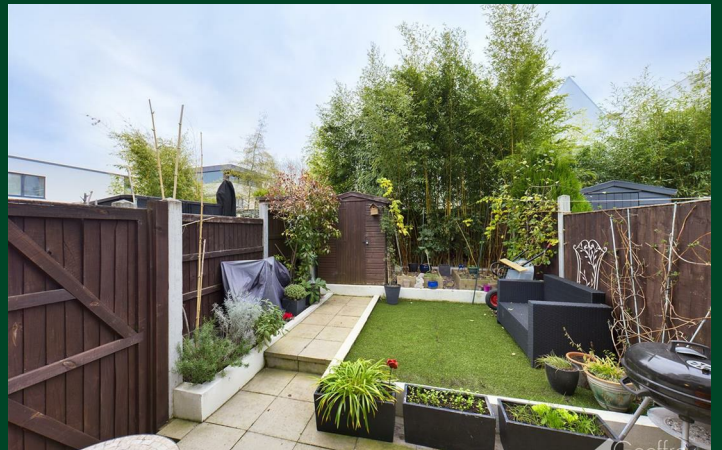
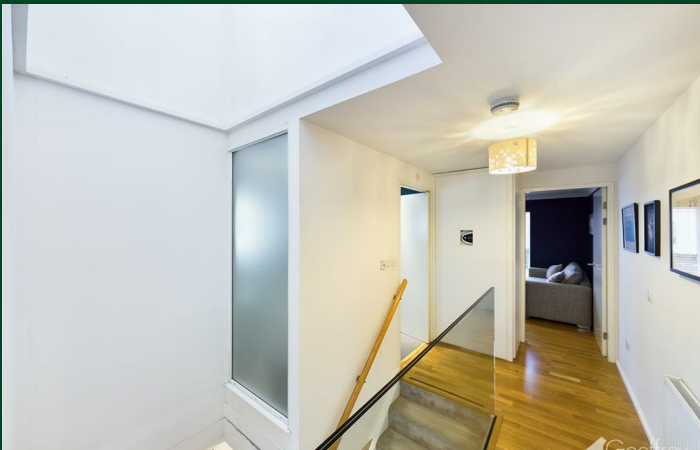
9'10 x 5'3 (3.00m x 1.60m)

### Garden

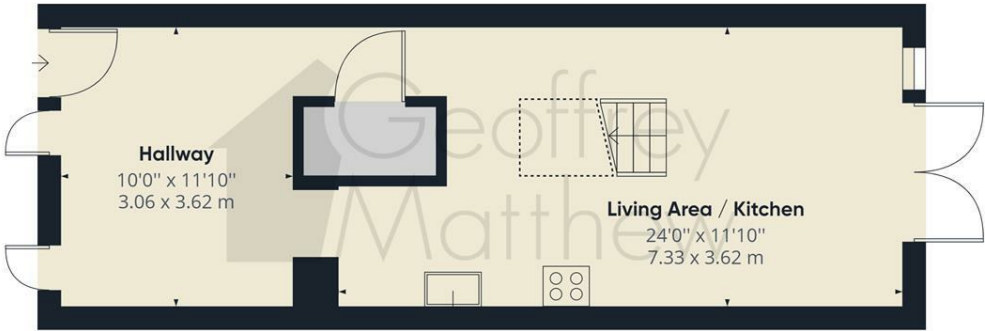


## Directions





Floor Plan



Floor 0 Building 1



Floor 1 Building 1



Approximate total area<sup>(1)</sup>  
798.26 ft²  
74.16 m²

Reduced headroom  
17.03 ft²  
1.58 m²

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	