



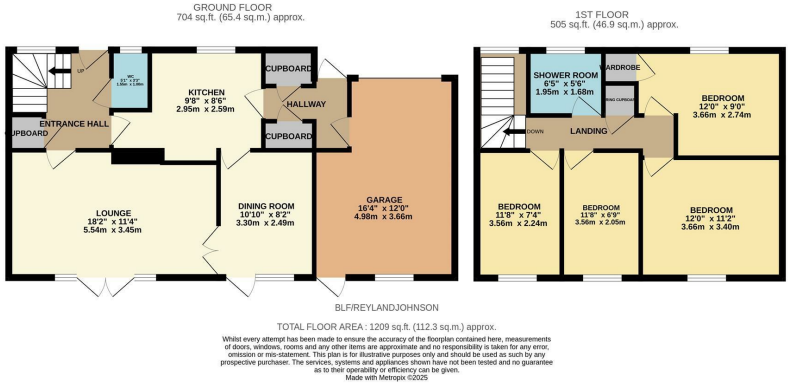
Brook Lane Field, Harlow, CM18 7AT  
£450,000

4 1 2 E



# Brook Lane Field, Harlow, CM18 7AT

Offered with no onward chain is this four bedroom semi detached family home with a garage and driveway, located in only of Harlow's most sought after turnings. On the ground floor there is an entrance hallway leading to a large lounge, a bright dining room, a kitchen with a range of fitted wall and base units plus access to the garage and a cloakroom/WC. Upstairs there are four bedrooms and a family bathroom with a three piece suite. The westerly garden is unoverlooked to the rear and is mainly laid to lawn with a patio area and rear access to the garage, with the driveway and garden to the front. The property is located just a stones throw from Latton Common and is alway popular for families, with excellent schools and shops a short walk away, plus the M11 is close by. Leasehold: 935 years remaining, Ground Rent: £20.00 per annum.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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>		
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) <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>		
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 firms employment has the authority to make or give any representation or warranty in respect of the property.