

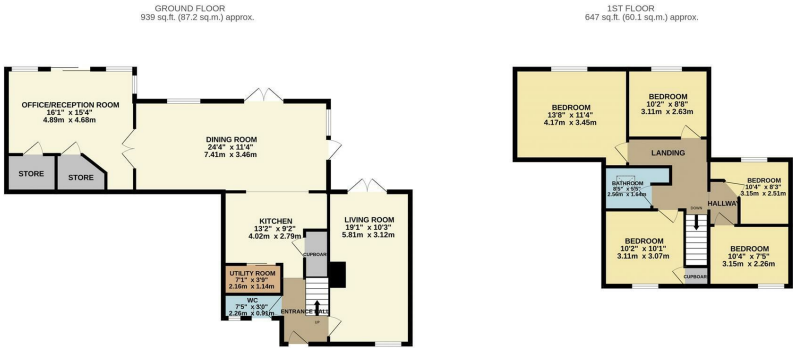


Westfield, Harlow, CM18 6AP
Offers Over £450,000



Westfield, Harlow, CM18 6AP

A well-presented and substantially extended five-bedroom end-of-terrace family home, further benefiting from a versatile garden room/summer house. The property offers spacious and well-planned accommodation throughout, comprising an entrance hall with a convenient cloakroom/WC, leading to a comfortable lounge and a generous L-shaped kitchen/diner. The kitchen is fitted with a range of wall and base units, a central island and a utility cupboard. There is also an additional reception room, currently utilised as a home office, with useful walk-in storage cupboards. To the first floor are five well-proportioned bedrooms and a modern family bathroom, fitted with a three-piece suite and separate shower cubicle. Externally, the rear garden has been designed for low-maintenance living and is predominantly laid to AstroTurf, complemented by a paved patio area and the useful garden room/summer house. Westfield is a popular residential area conveniently situated between the Town Centre and Bush Fair, offering a range of local shops, amenities and schools nearby.



REYLANDJOHNSONWFF
TOTAL FLOOR AREA: 1586 sq.ft. (147.3 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.
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			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.