

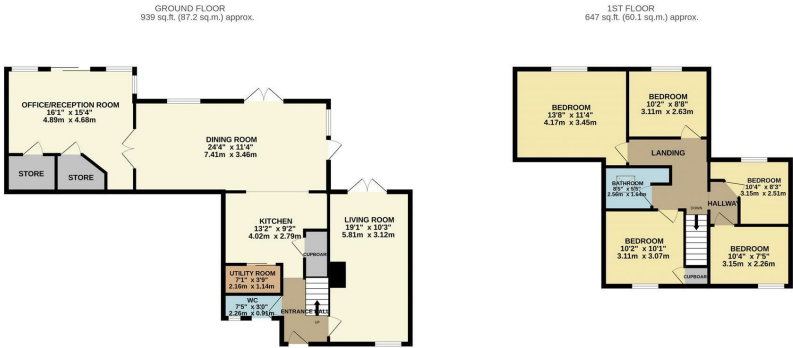


Westfield, Harlow, CM18 6AP
£450,000



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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.



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		

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