



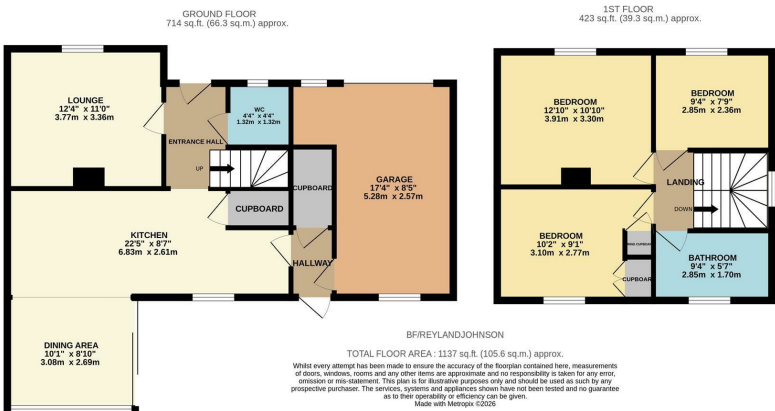
Brook Lane Field, Harlow, CM18 7AU
Guide Price £435,000



Brook Lane Field, Harlow, CM18 7AU

****Guide Price £435,000 to £450,000****

Located in a highly desirable, quiet cul-de-sac is this three bedroom semi detached family home with a garage and driveway, as well as potential to extend. On the ground floor there is an entrance hallway leading to a beautiful, open plan kitchen and dining room, with a range of fitted wall and base units, integrated appliances and a breakfast bar, a cosy lounge and a cloakroom/WC, plus direct access to the large garage, whilst upstairs there are three bedrooms and a family bathroom. Outside, the un-overlooked rear garden is laid to artificial lawn and patio, with side access leading out to the garage and driveway. Brook Lane Field is perfectly located within walking distance of excellent local schools and shops, with Latton Common at the end of the road, and the M11 close by.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D		73
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.