



FORTUNE & COATES

The People's Estate Agent

<https://www.fortuneandcoates.co.uk>



37 Braggowens Ley, Newhall, CM17 9FL

Offers in the region of £425,000

Fortune & Coates are pleased to present this well presented three bedroom link-detached family home overlooking greenery with two allocated parking spaces in the always popular Braggowens Ley, Newhall. Upon entering to the ground floor, you have a spacious entrance lobby with downstairs W/C, cloakroom, and underfloor heating throughout, modern fitted kitchen with a range of wall and base units, integrated dishwasher and freezer and plenty of dining space, a study/fourth bedroom to the front of the home, and separate lounge leading out to courtyard garden. The first floor offers two large double bedrooms, with the master providing a Juliette balcony, fitted wardrobes, and en-suite shower room, a family bathroom suite, and a private sun terrace overlooking playing fields. The third bedroom is spread over the entire top floor and offers ample storage. Externally, the low maintenance secluded courtyard garden provides plenty of seating and entertainment space. You also have the added benefit of two allocated parking spaces. Braggowens Ley is located within close proximity to local coffee shops, amenities, and is a short distance from the new M11 7a Junction.

Lounge 12'0" x 16'4" (3.68 x 4.98)

Kitchen/Breakfast Room 13'1" x 12'4" max (4.01 x 3.76 max)

Bedroom 8'11" x 8'7" (2.72 x 2.62)

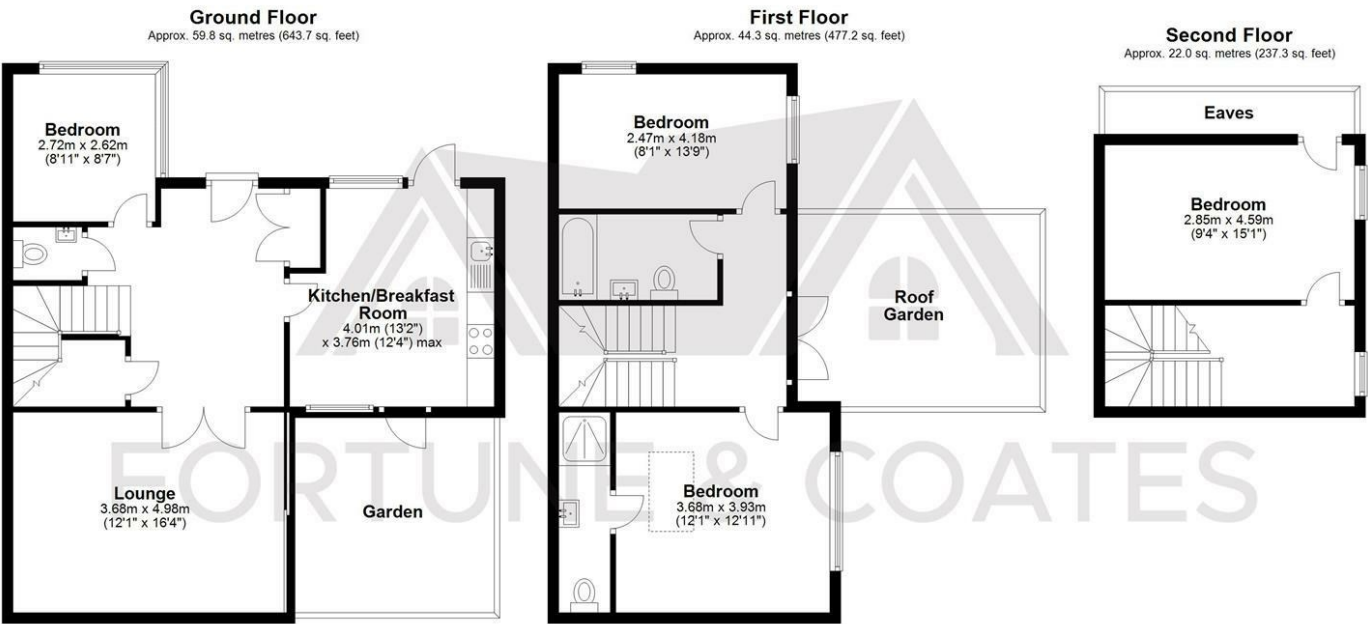
Bedroom 12'0" x 12'10" (3.68 x 3.93)

Bedroom 8'1" x 13'8" (2.47 x 4.18)

Bedroom 9'4" x 15'0" (2.85 x 4.59)

AGENT NOTE: The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

Floor Plan

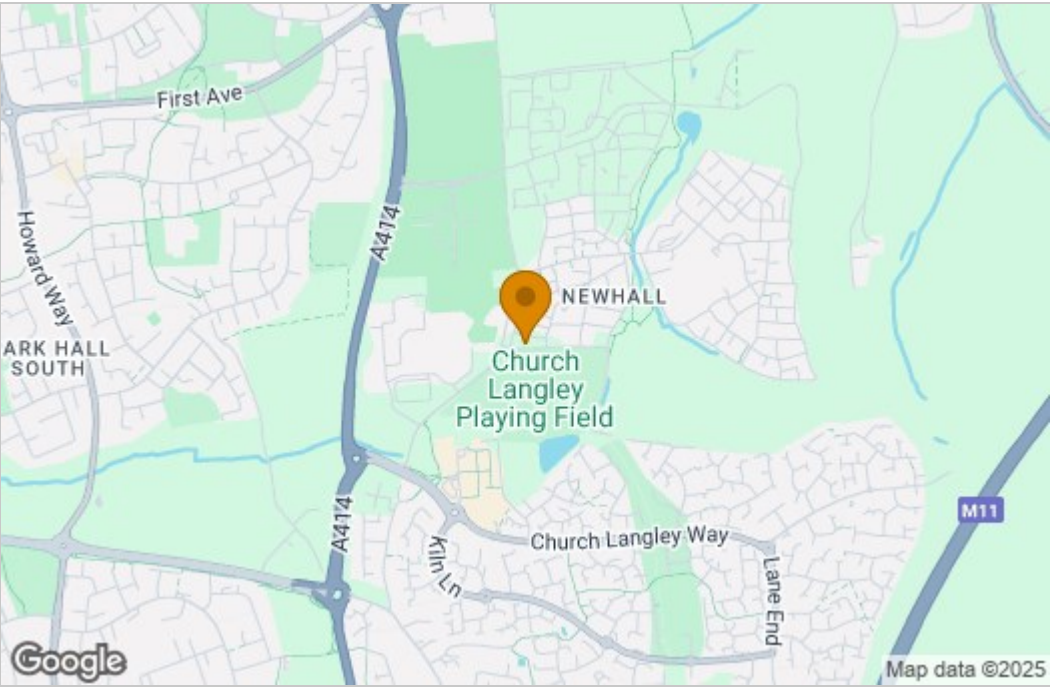


Total area: approx. 126.2 sq. metres (1358.2 sq. feet)

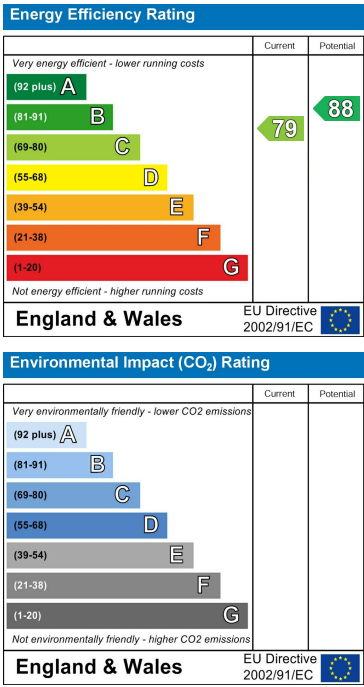
THE FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT TO SCALE. Measurements and features are approximate and may differ from the actual property. Verify all details independently; no liability is accepted for errors or omissions.

Property marketing provided by www.fotomarketing.co.uk

Area Map



Energy Efficiency Graph



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.