



Brook Lane Field | Harlow | CM18 7AU

Offers In Excess Of £450,000



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AN EXTENDED FOUR BEDROOM SEMI-DETACHED HOUSE with driveway and garage. The ground floor comprises of three good-sized reception rooms, kitchen and WC. Upstairs benefits from three double bedrooms, a generously sized single bedroom and a family bathroom suite. The large rear garden offers lots of potential once cleared and measures approximately 25m wide. The property is available with no onward chain. Viewings advised.

- Four Bedroom House
- Driveway & Garage
- Council Tax Band: D
- Semi-Detached
- No Onward Chain
- EPC Rating: D

#### Front

Block paved driveway with access to garden via timber gate. External timber front door. A variety of established shrubs and plants.

#### Entrance Hall

11'8" x 3'3" (3.56m x 0.99m)

External timber door to front. Internal doors to living room, kitchen, third reception room and WC. Radiator to wall. Stairs to first floor.





### Living Room

12'5" x 15'7" (3.78m x 4.75m)

Double glazed window to front aspect, UPVC double glazed patio door to rear garden. Radiator to wall. Internal doors to entrance hall and kitchen.

### Kitchen

5'1" x 13'2" (1.55m x 4.01m)

Double glazed window to rear aspect. Fitted kitchen with a range of wall and base units. Built in larder cupboard and storage under stairs. Space for cooker, washing machine and dishwasher. Radiator to wall. Internal door to living room, sliding door to dining room.

### Dining Room

9'10" x 9'3" (3.00m x 2.82m)

Single glazed window and door to lean-to. Sliding door to kitchen, double doorway to third reception room.

### Lean-To

Single glazed lean-to with doors to dining room and garden.

### Third Reception Room

11'11" x 13'7" (3.63m x 4.14m)

Double glazed window to front. Radiator to wall. Double doorway to dining room, internal door to entrance hall.

### WC

6'5" x 3'0" (1.96m x 0.91m)

Double glazed window to front. White WC and sink. Gas boiler to wall. Radiator to wall. Internal door to entrance hall.

### Landing

3'6" x 8'2" (1.07m x 2.49m)

Stairs to ground floor. Internal doors to bedrooms and family bathroom. Loft hatch (loft part boarded with ladder and light).





### Bedroom One

12'4" x 15'11" (3.76m x 4.85m)

Double glazed window to side aspect. Radiator to wall.

Internal door to landing.

### Bedroom Two

10'3" x 13'4" (3.12m x 4.06m)

Double glazed window to front. Radiator to wall. Built-in

storage/airing cupboard. Internal door to landing.

### Bedroom Three

11'3" x 9'9" (3.43m x 2.97m)

Double glazed window to rear aspect. Radiator to wall.

Internal door to entrance hall. Currently being used as an office space.

### Bedroom Four

8'3" x 9'1" (2.51m x 2.77m)

Double glazed window to front aspect. Radiator to wall.

Internal door to landing.

### Family Bathroom

7'3" x 5'6" (2.21m x 1.68m)

Double glazed window to rear aspect. Radiator and electric fan heater to wall. Cream WC and pedestal sink. Glass shower cubicle with electric power shower. Internal door to landing.

### Rear Garden

Larger than usual North/West Facing rear garden with access to front via timber gate. Doors into garage and living room.

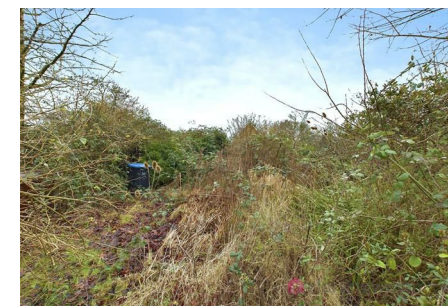
### Garage

8'10" x 20'7" (2.69m x 6.27m)

Up and over garage door to front. Single glazed window and door to garden. Lighting and power sockets.

### Local Area

Brook Lane Field is a sought-after private development situated between Southern Way & Latton Common with easy access onto A414/M11 Junction 7. Passmores Academy (Secondary School) and Holy Cross Primary School are only a short walk away (0.2 miles).





**Floor 0**

- Garage: 8'10" x 20'7" (2.71 x 6.28 m)
- Living Room: 12'5" x 15'7" (3.80 x 4.76 m)
- Kitchen: 5'1" x 13'2" (1.56 x 4.01 m)
- Dining Room: 9'10" x 9'3" (3.02 x 2.83 m)
- Hallway: 11'8" x 3'3" (3.56 x 0.99 m)
- Third Reception Room: 11'11" x 13'7" (3.64 x 4.14 m)
- WC: 6'5" x 3'0" (1.97 x 0.93 m)

**clarknewman**

**Approximate total area<sup>(1)</sup>**

1404.05 ft<sup>2</sup>  
130.44 m<sup>2</sup>

**Reduced headroom**

33.07 ft<sup>2</sup>  
3.07 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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**Floor 1**

- Bedroom: 12'4" x 15'1" (3.78 x 4.86 m)
- Bedroom: 11'3" x 9'9" (3.45 x 2.98 m)
- Bedroom: 10'3" x 13'4" (3.14 x 4.08 m)
- Bedroom: 8'3" x 9'1" (2.54 x 2.77 m)
- Bathroom: 7'3" x 5'6" (2.21 x 1.70 m)
- Landing: 3'6" x 8'2" (1.07 x 2.50 m)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D		62
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Equity House  
4-6 Market Street  
Harlow  
Essex  
CM17 0AH  
01279 400444  
hello@clarknewman.co.uk  
www.clarknewman.co.uk