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41 Westfield, Harlow, CM18 6AD

£400,000

Welcome to Westfield, Harlow, this charming four-bedroom property presents an excellent opportunity for those seeking a home with great potential. With its prime location just a moments away from Harlow Town Centre, residents will enjoy easy access to a variety of shops, restaurants, and local amenities, making it an ideal choice for families and professionals alike.

The property boasts spacious Lounge and Kitchen, providing ample space for relaxation and entertaining. The four well-proportioned bedrooms offer flexibility for family living or the possibility of creating a home office. A conveniently located downstairs WC adds to the practicality of the layout.

While the property is in need of some modernisation, this presents a wonderful chance for buyers to put their own stamp on the home and create a space that truly reflects their style and needs. The potential for improvement is significant, allowing for the creation of a contemporary living environment.

Importantly, this property is offered chain-free, making the buying process smoother and more straightforward. Whether you are a first-time buyer or looking to invest in a family home, this property in Westfield is a fantastic opportunity not to be missed. Embrace the chance to transform this house into your dream home in a vibrant and convenient location.



Entrance Hall

Stairs to First Floor Landing and doors to all rooms.

Downstairs WC

Close couple WC and hand basin

Lounge

20'9" x 10'8" (6.32m x 3.25m)

Window to front aspect and door to Rear Garden.

Kitchen/Diner

13'8" x 10'4" (4.17m x 3.15m)

Spacious Kitchen/Diner, Eye and base level units, fitted oven and cooker, sink with tap, space for table and door to Rear Garden.

Utility Room

No plumbing.

First Floor Landing

Doors to all rooms.

Bedroom One

11'8" x 10'8" (3.56m x 3.25m)

Fitted wardrobe and window to front aspect.

Bedroom Two

11'7" x 11'1" (3.53m x 3.38m)

Window to front aspect.

Bedroom Three

8'9" x 7'9" (2.67m x 2.36m)

Window to rear aspect

Bedroom Four

8'8" x 7'9" (2.64m x 2.36m)

Shower Room

Shower cubicle with shower over, pedestal hand basin with frosted window to rear aspect.

WC Separate from Shower Room

Closed couple WC with frosted window to rear aspect.

Front Garden

Mainly laid to lawn.

Rear Garden

Patio area leading to lawn.

REFERENCE

W6526 EB/EB/PL LANES CHESHUNT ESTATE AGENTS

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C			
(55-68) D		61	
(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	

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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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IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot confirm that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.

