

# Lanes

ESTATE AGENTS

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## 4 Green Man Court, Eastwick, Harlow, CM20 2QP

**£500,000**

OFFERED ENTIRELY CHAIN FREE / STUNNING LIFESTYLE PROPERTY / EXCLUSIVE GATED DEVELOPMENT - Set in the picturesque village of Eastwick, this beautifully presented single storey two-bedroom barn conversion is situated within a private development of just four dwellings, offering an exceptional blend of tranquility and privacy.

Upon entering, you're greeted by a spacious kitchen diner that has been thoughtfully opened up by the current owners. With a charming country-style ambiance, the room boasts a vaulted ceiling, exposed beams, and a range cooker, along with ample space for a six-seater dining table, perfect for entertaining. The kitchen diner creates a welcoming and warm atmosphere.

The lounge exudes coziness, featuring an exposed brick fireplace with a working log burner. Patio doors open to a paved garden, enhancing the living space. The bright and airy hallway leads to a beautifully presented three-piece bathroom and two generous double bedrooms, including a master suite with a functional walk-in wardrobe.





### Kitchen / Diner

14'9 x 14'5 (4.50m x 4.39m)

### Lounge

14'9 x 12'4 max (4.50m x 3.76m max)

### Hallway

14'3 x 3'1 (4.34m x 0.94m)

### Bedroom One

14'5 x 10'7 (4.39m x 3.23m)

### Walk in Warbrobe

### Bedroom Two

11'4 x 10'1 (3.45m x 3.07m)

### Family Three Piece Bathroom

### Outside

### Electric Gates / Keypad Entry

### Integral Garage & Parking

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

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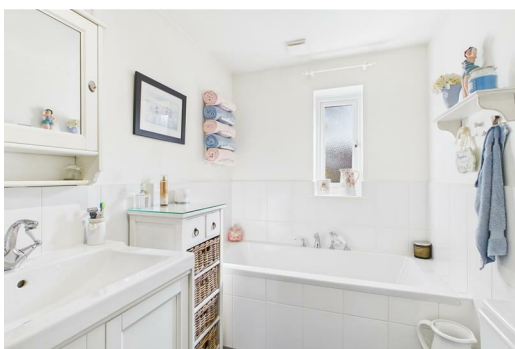
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Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



#### 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.



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