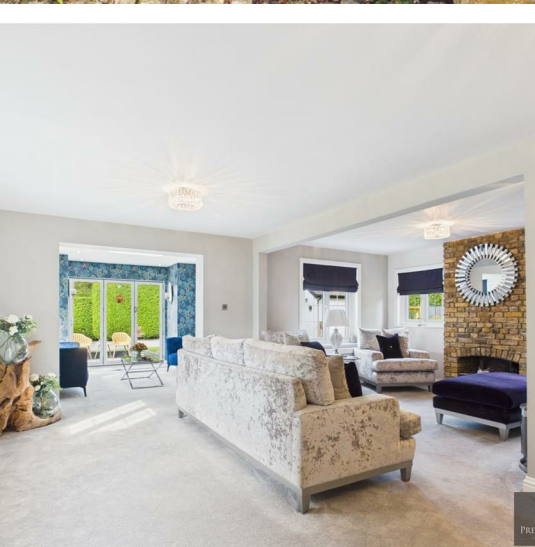




PRESTIGE & VILLAGE

UK's finest properties

BEE CROFT, NEWMANS END, HARLOW, CM17 0QU



GUIDE PRICE: £900,000 to £925,000

Nestled in the charming area of Newmans End, Matching Tye. This delightful house offers a perfect blend of character and modern living. Built in 1890, though having been totally re-modeled the property boasts a generous living space of 1,814 square feet, making it an ideal family home.

Upon entering, you are greeted by three spacious reception rooms, each providing a warm and inviting atmosphere for both relaxation and entertaining. The layout is thoughtfully designed, allowing for a seamless flow between the rooms, ensuring that family gatherings and social events can be enjoyed to the fullest.

The house features four well-proportioned bedrooms, providing ample space for family members or guests. Each room is filled with natural light, creating a bright and airy environment. The two bathrooms one en-suite are conveniently located, offering both functionality and comfort for busy mornings or unwinding after a long day.

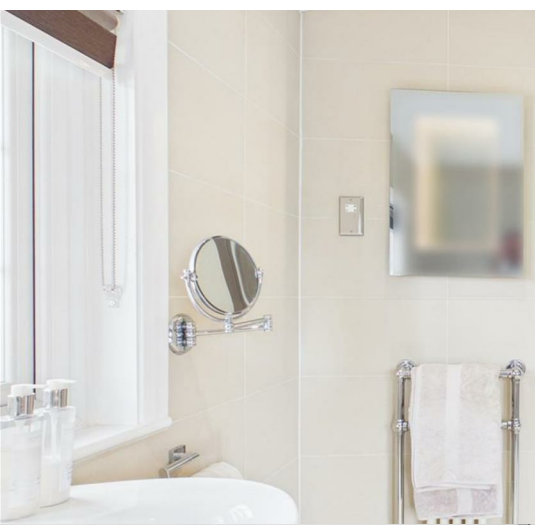
The property is set in a picturesque location, surrounded by the beauty of the English countryside, yet it remains conveniently close to local amenities and transport links. This combination of rural charm and accessibility makes it a highly desirable place to live.

In summary, this house in Newmans End is a wonderful opportunity for those seeking a luxurious spacious and characterful home in a tranquil setting. With its ample reception space, four bedrooms, and two bathrooms, it is perfectly suited for family life or entertaining friends. Do not miss the chance to make this charming property your own.





- GUIDE PRICE:
£900,000 to
£925,000
- Picturesque
Countryside Location
- Beautifully
modernised
Throughout.
- Four Bedrooms
Master with En-Suite
- Open plan Living
room into Orangery
- Lovely family kitchen
with adjacent Dining
Room.
- Air conditioning to
Master Bedroom and
Orangery
- Smartly landscaped
Gardens
- Detached Double
Garage Plenty of
Parking
- Decked sitting area
and Summer
House/Office





ACCOMMODATION

COMPRISES:

LOUNGE

23'4" x 11'2" (7.11m x 3.40m)

ORANGEY

12'8" x 12'4" (3.86m x 3.76m)

DINING ROOM

12'11" x 11'11" (3.94m x 3.63m)

KITCHEN

12'x12'10" (3.66mx3.91m)

LAUNDRY ROOM

DOWN STAIRS WC

BEDROOM

18'x11'3" (5.49mx3.43m)

BEDROOM

12'10"x11'11"

BEDROOM

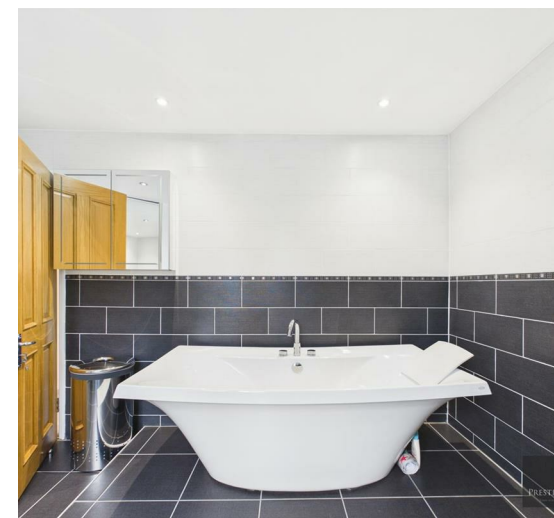
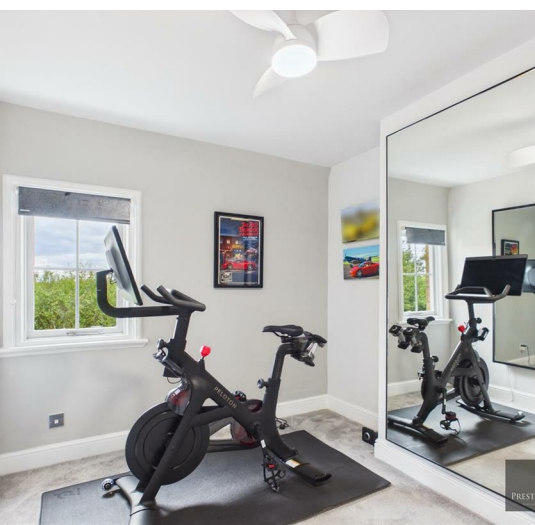
12'4" x 9'7" (3.76m x 2.92m)

BEDROOM

10'8"x8'10" (3.25mx2.69m)

EN SUITE SHOWER ROOM

FAMILY BATHROOM





Epping Forest Band E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs 91-100 A 81-90 B 71-80 C 61-70 D 51-60 E 41-50 F 31-40 G 21-30 H 1-20 I			
Not energy efficient - higher running costs 1-20 I			
England & Wales			
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions 91-100 A 81-90 B 71-80 C 61-70 D 51-60 E 41-50 F 31-40 G 21-30 H 1-20 I			
Not environmentally friendly - higher CO ₂ emissions 1-20 I			
England & Wales			
EU Directive 2002/91/EC			



Approximate total area⁽¹⁾

2231 ft²

207.3 m²

Reduced headroom

8 ft²

0.7 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

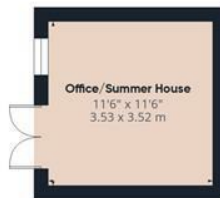
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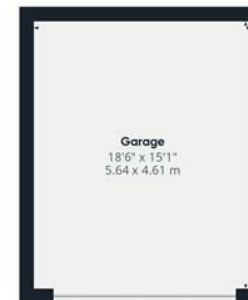
Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Floor 0 Building 3

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PROPERTY@PRESTIGEANDVILLAGE.CO.UK

WWW.PRESTIGEANDVILLAGE.CO.UK

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