



Harlow's only family run
independent estate agent



Woodpecker Lane, Newhall CM17 9GZ

£699,000
Freehold

'...Enjoying Probably One Of The Best Locations
On Newhall...'

**Four Bedrooms • Double Garage & Drive • Council Tax Band: G •
Detached House • Three Receptions • Kitchen & Utility • EPC Rating: B
• Feature Balcony • Three Bathrooms**



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Howick & Brooker Partnership Gothic House Old Harlow CM17 0DN

Woodpecker Lane Harlow, CM17 9GZ



THE PROPERTY

'...Enjoying Probably One of The Best Locations On Newhall...'

The first thing you appreciate when viewing our client's property is its location. Positioned in a seclude area of the award-winning development of Newhall the house overlooks woodland and is within easy access to countryside walks. The house is well presented throughout and offers a good size lounge and additional study/reception room with a feature full width kitchen dining area to the rear of the house giving access out to the gardens as well as benefitting from a practical utility room and separate WC. The first-floor benefits from a super size main bedroom with ensuite shower and dressing room with access out to a westerly facing balcony. The second bedroom enjoys an ensuite shower with two further double bedrooms, one currently used as a dressing room, complimented by a modern spacious family bathroom. The gardens are mainly laid to lawn with part decked areas ideal for summer entertaining with outside cooking ovens for those who like alfresco dining. The property also enjoys a detached double garage with driveway parking.

Viewing Is Strictly by Appointment Only.

Ground floor

Entrance Hall

Lounge

18' 6" x 11' 11"
(5.63m x 3.63m)

Study

12' 4" x 9' 8"
(3.76m x 2.94m)

Kitchen Area

9' 9" x 11' 8"
(2.97m x 3.55m)

Utility Room

5' 11" x 6' 10"
(1.80m x 2.08m)

Dining Area

11' 8" x 18' 7"
(3.55m x 5.66m)

WC

5' 10" x 5' 7"
(1.78m x 1.70m)

First floor

Landing

Bedroom One

17' 0" x 12' 2"
(5.18m x 3.71m)

Ensuite

8' 8" x 4' 11"
(2.64m x 1.50m)

Dressing Room

8' 2" x 6' 9"
(2.49m x 2.06m)

Balcony

6' 5" x 19' 7"
(1.95m x 5.96m)

Bedroom Two

12' 2" x 9' 11"
(3.71m x 3.02m)

Ensuite

6' 2" x 5' 10"
(1.88m x 1.78m)

Bedroom Three

11' 9" x 9' 11"
(3.58m x 3.02m)

Bedroom Four

12' 0" x 9' 10"
(3.65m x 2.99m)

Family Bathroom

9' 9" x 6' 8"
(2.97m x 2.03m)

Outside

Double Garage

23' 4" x 20' 1"
(7.11m x 6.12m)

Driveway Parking

Rear Gardens

