



**Guide Price**  
**£600,000**

**Freehold**

4x  2x  1x 

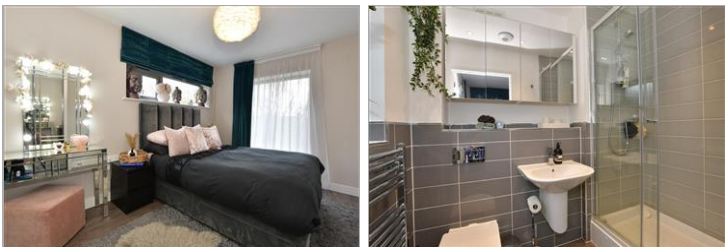
**Woodland Way,  
Newhall, Harlow, Essex,  
CM17**

**OVER 60?**

Secure this property  
for up to **59% less!**

 **DOUGLAS  
ALLEN**  
Helping you move forwards





## Main features

- High specification throughout
- Immaculate low maintenance rear garden and a first floor balcony
- Selection of schools nearby
- Short drive to Harlow town centre and Harlow Mill station
- Close to Newhall Lake and surrounding parkland

## Accommodation

### GROUND FLOOR

Entrance Hall  
Cloakroom  
Kitchen/Dining Room: 22'9 x 18'3 (6.94m x 5.57m)  
Lounge/Cinema Room: 14'6 x 13'3 (4.42m x 4.04m)

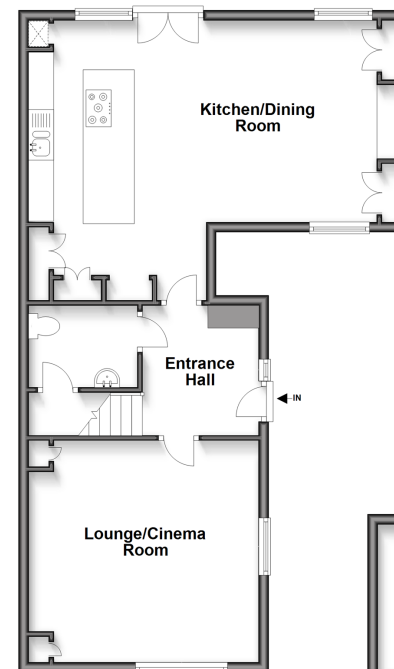
### FIRST FLOOR

Landing  
Bedroom 1: 14'7 x 9'6 (4.45m x 2.90m)  
En-Suite Shower Room  
Bedroom 2 : 15'7 x 12'6 maximum (4.75m x 3.81m)  
Bedroom 3 : 12'6 x 10'9 (3.81m x 3.28m)  
Bedroom 4 : 11'7 x 8'5 (3.53m x 2.57m)  
Bathroom  
Terrace

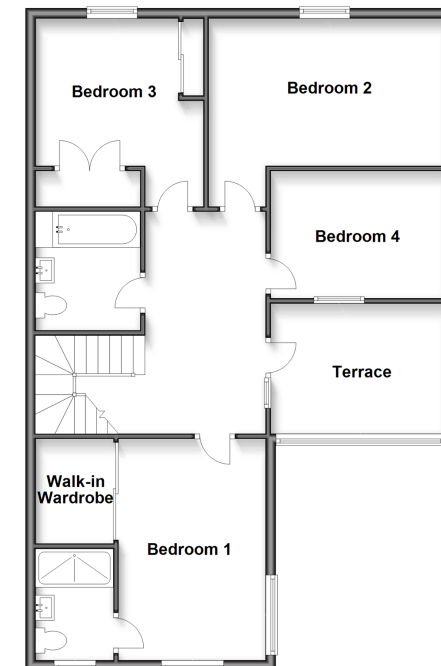
### OUTSIDE

Car Port  
Off Street Parking  
Front Garden  
Rear Garden

**Ground Floor**  
Approx. 67.7 sq. metres (729.0 sq. feet)



**First Floor**  
Approx. 77.8 sq. metres (836.9 sq. feet)



**Call Epping - 01992 560600 ■ [douglasallen.co.uk](http://douglasallen.co.uk)**

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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