



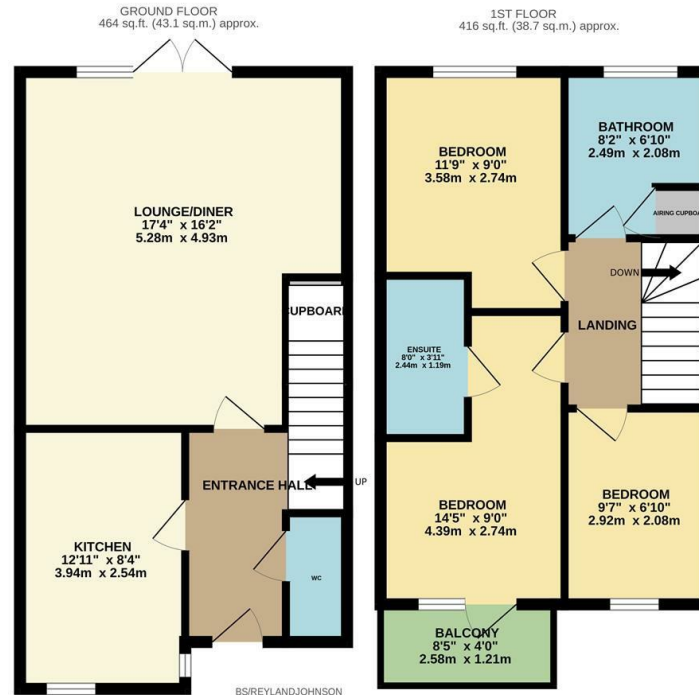
Bunting Street, Newhall, CM17 9GN
£425,000

3 2 1 C

A set of icons representing property features: a bed icon for 3 bedrooms, a bathtub icon for 2 bathrooms, a sofa icon for 1 living area, and a lightbulb icon for central heating (C).

Bunting Street, Newhall, CM17 9GN

This well presented three bedroom semi detached family home is located in a quiet turning in the desirable area of Newhall. The property includes high ceilings throughout, with a large lounge/diner, modern fitted kitchen with a range of wall and base units and integrated appliances, plus a cloakroom/WC on the ground floor. On the first floor there are three bedrooms, with an en-suite shower room and balcony to the master as well as a modern family bathroom with a white three piece suite. Outside the rear garden is mainly laid to astro turf, with a patio area, shed and rear access out to the two parking spaces, while the front the property overlooks the newly built Newhall School. Bunting Street is located between Roundhouse Way and Goldcrest Way, within walking distance of local shops, schools, coffee shops, open fields and forest. Please note there is an estate charge for this development.



TOTAL FLOOR AREA: 880 sq.ft. (81.8 sq.m.) approx.
 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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	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	90	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	England & Wales	EU Directive 2002/91/EC

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