

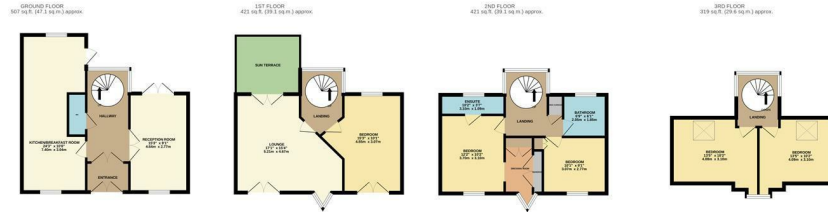


The Chase, Newhall, CM17 9JA  
£535,000

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# The Chase, Newhall, CM17 9JA

A deceptively large five bedroom Townhouse with accommodation over four floors. On the ground floor the property has an entrance hall, kitchen/breakfast room, reception room and cloakroom/W.C, the lounge with sun terrace and a large double bedroom are on the first floor. The master bedroom with en-suite shower and dressing room, family bathroom and three further bedrooms occupy the third and fourth floors. There is also a landscaped garden, garage and additional parking to the rear. Please note this property is subject to an estate service charge.



TOTAL FLOOR AREA: 1668 sq.ft. (154.9 sq.m.) approx.  
 While 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 <sub>2</sub> ) Rating                  |                         |
|---|-------------------------|---|-------------------------|
| Current                                     | Potential               | Current   | Potential               |
| Very energy efficient - lower running costs |                         | Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |
| (92 plus) <b>A</b>                          |                         | (81-91) <b>A</b>  |                         |
| (81-91) <b>B</b>                            |                         | (69-80) <b>B</b>  |                         |
| (69-80) <b>C</b>                            |                         | (55-68) <b>C</b>  |                         |
| (55-68) <b>D</b>                            |                         | (39-54) <b>D</b>  |                         |
| (39-54) <b>E</b>                            |                         | (21-38) <b>E</b>  |                         |
| (21-38) <b>F</b>                            |                         | (1-20) <b>F</b>   |                         |
| (1-20) <b>G</b>                             |                         | (1-20) <b>G</b>   |                         |
| Not energy efficient - higher running costs |                         | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |
| England & Wales                             | EU Directive 2002/91/EC | England & Wales   | EU Directive 2002/91/EC |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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