

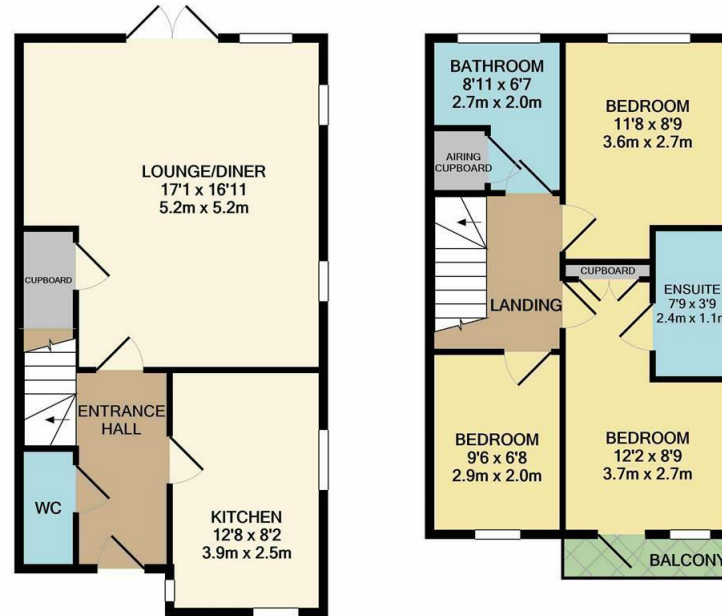
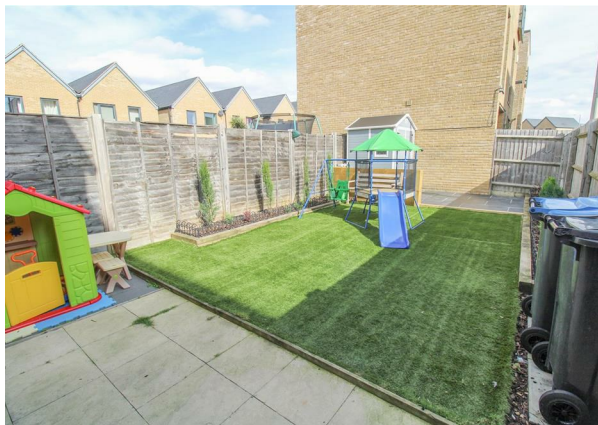


Sparrowhawk Way, Newhall, CM17 9GY  
£425,000

3 2 1 B

# Sparrowhawk Way, Newhall, CM17 9GY

A three bedroom semi detached house with allocated parking for two vehicles. The property comprises an entrance hall with a cloakroom/WC leading to a lounge/diner, kitchen with a range of fitted wall & base level units with work-surface areas, landing, master bedroom with balcony and en-suite shower room, two further bedrooms and a family bathroom with a white three piece-suite. Outside the rear garden is laid to lawn with a patio area and side access. Sparrowhawk Way is located on the popular Newhall development which offers local shops, school and other amenities. Please note this property is subject to an estate charge. Chain Free.



GROUND FLOOR  
APPROX. FLOOR AREA  
464 SQ.FT.  
(43.1 SQ.M.)

1ST FLOOR  
APPROX. FLOOR AREA  
416 SQ.FT.  
(38.7 SQ.M.)

REYLANDJOHNSON/SHW  
TOTAL APPROX. FLOOR AREA 880 SQ.FT. (81.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 (92 plus) <b>A</b>	94	Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b>	
(81-91) <b>B</b>	82	(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <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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