



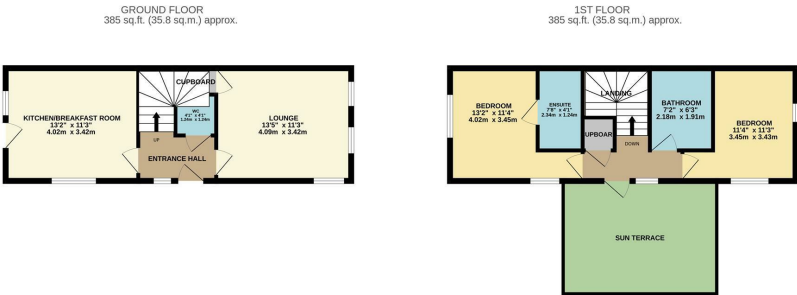
Barnsley Wood Rise, Newhall, CM17 9GG  
£425,000





# Barnsley Wood Rise, Newhall, CM17 9GG

Built by Linden Homes, this two double bedroom link detached family home is well presented throughout and is found in the popular Newhall Development. The property comprises an entrance hallway leading to a lounge, kitchen/breakfast room with a range of fitted wall and base units and a cloakroom/WC, whilst on the first floor are two bedrooms with an en-suite shower room to the master, a family bathroom and a decked sun terrace. The rear garden is laid to AstroTurf lawn with decking areas and a summer house. Other benefits include a driveway for two vehicles. Barnsley Wood Rise is located just off Sparrowhawk Way, with local schools, shops and fields close by. Chain Free. \*\* Please note that this property is subject to an estate service charge of £420.00 per annum approximately\*\*



REYLANDJOHNSONBWR  
TOTAL FLOOR AREA : 770 sq.ft. (71.5 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 guidance purposes only and should be used as such for 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>		<b>94</b>	(92 plus) <b>A</b>		
(81-91) <b>B</b>			(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			England & Wales		
EU Directive 2002/91/EC			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 firms employment has the authority to make or give any representation or warranty in respect of the property.