



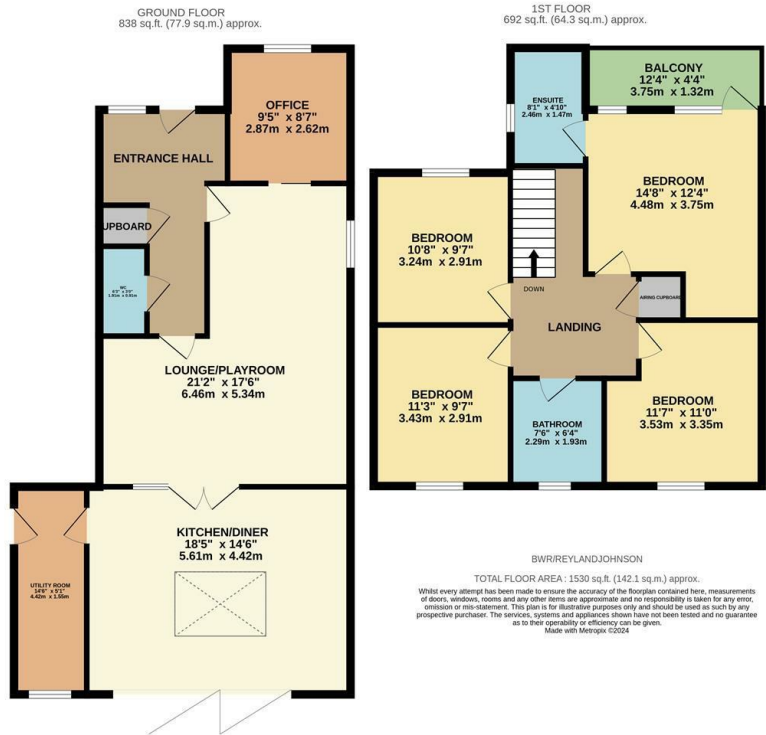
Barnsley Wood Rise

Barnsley Wood Rise, Harlow, CM17 9GG
£600,000

4 2 2 B

Barnsley Wood Rise, Harlow, CM17 9GG

Located in the highly desirable Newhall development is this stunning four double bedroom link detached family home, which has been beautifully extended and includes a sheltered driveway with space for two cars. The hallway leads to an open plan lounge and playroom, with access to a study, with glass doors leading to a stunning, orangery style kitchen/diner to the rear of the property, complete with a breakfast bar/island, integrated appliances, pantry and bi-fold doors to the garden. The utility room is accessed from the dining area, plus there is a cloakroom/WC leading off from the hallway. Upstairs there are four double bedrooms, with an en-suite and balcony to the master, and a modern family bathroom with a white three piece suite. Outside the landscaped, multi level rear garden incorporates a raised patio, lawn and raised flower beds, with a shed and side access leading out to the sheltered driveway and front garden. Barnsley Wood Rise is located just off Sparrowhawk Way, within a short walk of Newhall Primary Academy, local shops, gyms, coffee shops, woods and open fields. Great commuter links to central London via Harlow Mill train station and well connected to the new M11 junction motorway and Stansted Airport. Please note there is an estate charge with this property.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		92	(92 plus) A		
(81-91) B	82		(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ 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.