

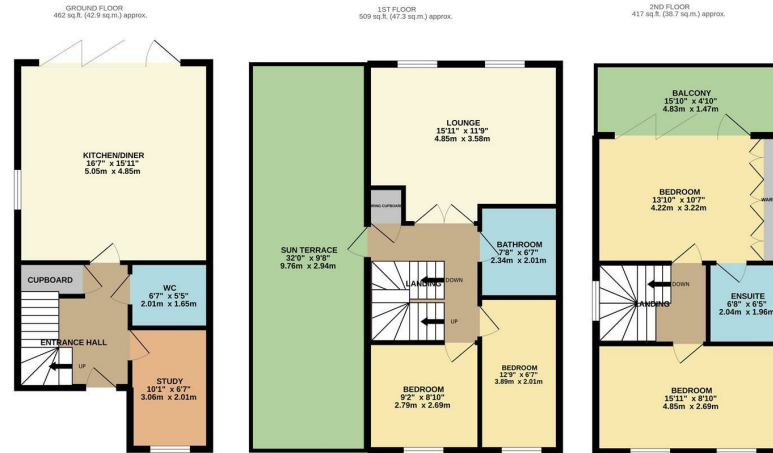
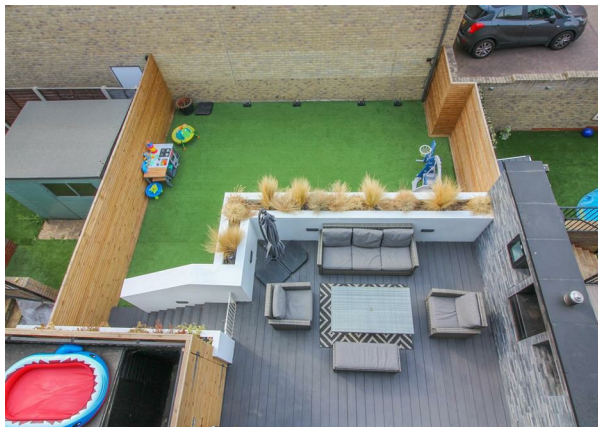


High Chase, Newhall, CM17 9SA  
£550,000

4 2 2 B

# High Chase, Newhall, CM17 9SA

This beautifully presented four bedroom semi detached townhouse is located in the desirable Newhall development and includes a carport for two cars. The property comprises an entrance hallway leading to a large kitchen/diner with a range of modern wall and base units with integrated appliances and an island, a study and a cloakroom/WC. On the first floor are two bedrooms, a bright lounge, a stunning family bathroom with a white three piece suite and a large sun terrace. On the top floor there are two large double bedrooms with an en-suite, fitted wardrobes and a balcony with beautiful views to the master. The rear garden is split on two levels, with a decked area and built in barbecue just off the kitchen/diner, whilst there is a large astro turfed area below. Other benefits include a built in sound system throughout and 4 years NHBC warranty remaining. High Chase is located at the top of The Chase, with a newly built school, shops, cafes, open fields and forests within walking distance. Please note, there is a Newhall Residence charge associated with this property.



HC/REYLAND/JOHNSON  
TOTAL FLOOR AREA: 1388 sq. ft. (128.9 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 <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs <b>A</b> (92 plus)	<b>100</b>	Very environmentally friendly - lower CO <sub>2</sub> emissions <b>A</b> (92 plus)	
<b>B</b> (81-91)	<b>84</b>	<b>B</b> (81-91)	
<b>C</b> (69-80)		<b>C</b> (69-80)	
<b>D</b> (55-68)		<b>D</b> (55-68)	
<b>E</b> (39-54)		<b>E</b> (39-54)	
<b>F</b> (21-38)		<b>F</b> (21-38)	
<b>G</b> (1-20)		<b>G</b> (1-20)	
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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