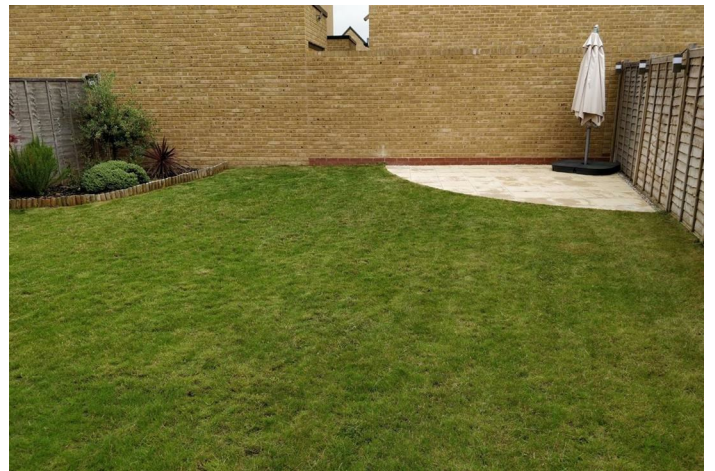


FREEHOLD



House - Detached (EPC Rating: B)

BARNSELY WOOD RISE

NEWHALL

CM17 9GG

Price Guide

£490,000

- DETACHED FAMILY HOME
- OPEN PLAN LOUNGE/DINER/KITCHEN
- CLOAKROOM
- 4 BEDROOMS
- 2 BATHROOMS
- NO ONWARD CHAIN
- CAR PORT
- ATTRACTIVE GARDENS
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING



Fordyce Furnivall
Residential Sales & Letting Agents



4



2



1



B

4 Bedroom House - Detached located in NEWHALL

****BEING SOLD WITH VACANT POSSESSION**** An exceptional 4 bedroom 2 bathroom family home situated on the award winning Newhall development located between Church Langley & Old Harlow close to all local amenities. The immaculately presented accommodation comprises entrance hall, cloakroom and spacious open plan kitchen, lounge and dining room while on the first floor there are four bedrooms, the master with ensuite and family bathroom. To the front of the property is a driveway leading to the carport affording off street parking for 2 cars. The front garden has shrub and flower borders with block paved path to the front door. Side gate access leads to the rear garden, paved patio, lawn area and shrub borders. Additional benefits include double glazing and gas central heating. ****NO ONWARD CHAIN****

SITUATION

Newhall is an award winning housing development with the benefit of many green spaces, parks, new nursery and primary school and local convenience store. It is also only five minutes drive from M11 (junction 7) and minutes away from Harlow Mill Train Station and Harlow Town Station with services to London Liverpool Street, Cambridge and Stansted Airport.

GROUND FLOOR

COVERED PORCH

Courtesy light.

ENTRANCE HALL

Composite front door with glazed panel, stairs to the first floor with cupboard under, radiator, doors off to:

CLOAKROOM

Low flush WC, pedestal wash hand basin with tiled splash back, radiator, extractor fan.

OPEN PLAN KITCHEN/DINER/LOUNGE

KITCHEN AREA

9'10" x 8'6"

Fitted with base and eye level units, inset stainless steel sink, Zanussi electric oven with ceramic hob over, integrated Zanussi dishwasher, washing machine and fridge/freezer, cupboard housing gas boiler, laminate flooring, window to the front aspect.

DINING AREA

10'8" x 9'10"

Radiator, laminate flooring.

LOUNGE AREA

17'5" x 10'11"

Radiator, TV & telephone points, laminate flooring, French doors opening onto the rear garden.

FIRST FLOOR

LANDING

Radiator, airing cupboard housing unvented cylinder, access to loft space, doors off to:

BEDROOM 1

12'3" x 11'6"

Window to the front aspect, radiator, recess with built-in wardrobe, door onto the balcony.

ENSUITE

Wall mounted wash hand basin with tiled splash back, low flush WC, shower cubicle, chrome heated towel rail, frosted window to the side aspect.

BEDROOM 2

11'6" x 9'10"

Window to the rear aspect, radiator, recess with wardrobe.

BEDROOM 3

10'8" x 9'10"

Window to the rear aspect, radiator.

BEDROOM 4

9'10" x 9'6"

Built-in wardrobe with sliding doors, window to the front aspect, radiator.

BATHROOM

Panelled bath with hand held shower over, wall mounted wash hand basin, low flush WC with concealed cistern, part tiled walls, chrome heated towel rail, window to the side aspect.

OUTSIDE

GARDEN

To the front of the property is a driveway plus carport affording off street parking for 2 cars. The front garden has shrub and flower borders with block paved path to the front door. Side gate access leads to the rear garden, paved patio, lawn area and shrub borders.

PARKING

To the front is a driveway leading to the carport affording off street parking for 2 cars.

SERVICE CHARGE

£98.42 quarterly.

Covers the upkeep of the development including, landscape maintenance, tree works, children's play areas, street lighting,



road and path maintenance, public liability insurance, estate management, TV system and maintenance.

LOCAL AUTHORITY

Harlow District Council

Tax Band: E

DIRECTIONS

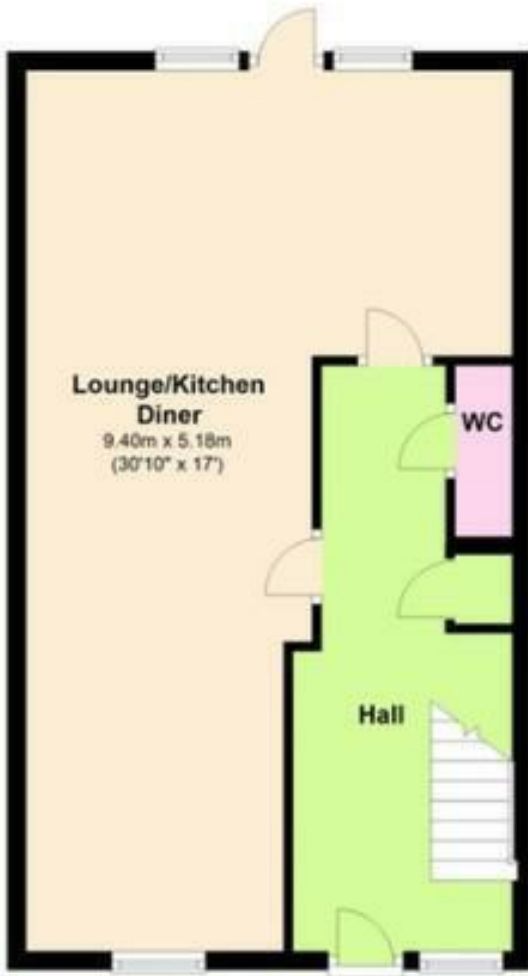
From First Avenue (Mandela Avenue) heading towards Old Harlow take the third exit at the roundabout onto London Road. Continue forward and take the first exit at the roundabout into Newhall (The Chase) and then take the fourth turning on the right into Sparrowhawk Way, continue and take the second right into Barnsley Wood Rise where the property can be found.

AGENT'S NOTE

1. **MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. **General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property.
3. **Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. **Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.



Ground Floor



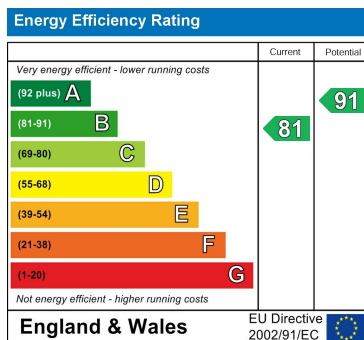
First Floor



Council Tax Band

E

Energy Performance Graph



Call us on

01279 658758

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.