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Church Langley Way  
Harlow CM17 9TE  
Tel: 01279 410084

Roman Mews, Harlow, CM17 9SD  
£270,000

1, Roman Mews Newhall, Harlow, CM17 9SD

We are acting in the sale of the above property and have received an offer of £260,000 on the above property.

Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place

Kings Group are delighted to offer this TWO BEDROOM COACH HOUSE on the very popular Newhall development.

This rare to the market coach house is ideal for a first time buyer or a buy to let investor, the current owner have maintained the property and it is very well presented.

The property is comprised of open planned kitchen diner, modern kitchen, two double bedrooms, en-suite to the master, immaculate family bathroom, balcony access and two garages.

The property is very close to the M11 and M25, there are a range of local shops all within walking distance of the property and it also benefits from being walking distance to Tesco superstore. The property is situated within catchment of some of the most sought after schools. Newhall Primary Academy (0.16 Miles) , Church Langley Community Primary School (0.65 Miles) and Burnt Hill Academy (1.48 Miles). The local bus stop is on London Road which is a short distance away ( 0.4 Miles ).

### Lounge 16'24 x 12'32 (4.88m x 3.66m)

Double glazed windows to the front and rear aspect, double radiator, phone point, TV aerial point, power point, Storage cupboard, carpeted flooring, doors leading to the balcony

### Kitchen 11'07 x 5'84 (3.53m x 1.52m)

Double glazed windows to the front aspect, tiled splash back walls, range of base and wall units with roll top work surfaces, integrated cooker, electric oven, gas hob, extractor fan, sink double drainer unit, integrated washing machine, integrated dishwasher

### Bedroom One 17'37 x 9'52 (5.18m x 2.74m)

Double glazed windows to the front aspect, single radiator, carpeted flooring, built in wardrobes, TV aerial point, power point

### En-Suite 22'11" x 13'1" x 13'1" x 22'9" (7'54 x 4'70)

Double glazed windows to the rear aspect, heated towel rail, extractor fan, shower cubicle, hand wash basin with mixer taps, low level flush WC, part tiled walls

### Bedroom Two 11'06 x 8'33 (3.51m x 2.44m)

Double glazed windows to the front aspect, single radiator, carpeted flooring, phone point, power points

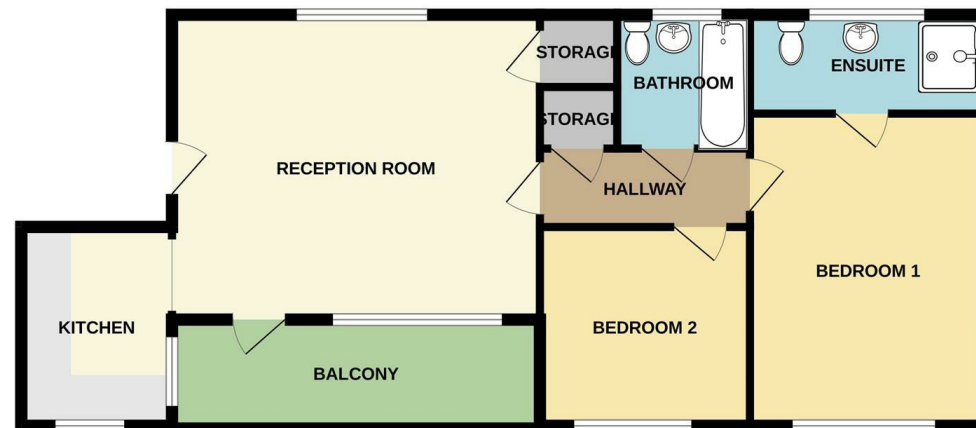
### Bathroom 7'10 x 6'83 (2.39m x 1.83m)

double glazed windows to the rear aspect, heated towel rail, extractor fan, panel enclosed bath with mixer taps, low level flush WC , part tiled walls, spotlights

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) A   |  |                         |           |
| (81-91) B   |  |                         |           |
| (69-80) C   |  |                         |           |
| (55-68) D   |  |                         |           |
| (39-54) E   |  |                         |           |
| (21-38) F   |  |                         |           |
| (1-20) G  |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales   |  | EU Directive 2002/91/EC |           |

## FIRST FLOOR



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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