



Spring Street, CM17 9SL
Harlow





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Kings Group Church Langley are delighted to offer for sale, this immaculately presented FOUR BEDROOM LINK DETACHED HOUSE built by Bellway Homes situated in the ever so popular Newhall Development, Spring Street

This beautiful presented family home situated in a cul-de-sac location is comprised of an entrance hall leading to a fully fitted kitchen with a range of base and wall units and integrated appliances boasting a modern finish, as spacious family lounge benefiting from doors leading into the rear garden.

On the first floor, you will be greeted by a spacious master bedroom benefiting from an en-suite and three well proportioned bedrooms, as well as a family bathroom and a door leading to a sun terrace which is made for relaxing after a long days work. The family home also benefits from having a two car driveway and a rear garden which is mainly laid to artificial grass and sizeable patio area for entertaining. There is an estate maintenance charge of £328.04 P/A. (£81.51 every quarter)

The property is situated 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, Church Langley Community Primary School and Burnt Hill Academy.

Asking Price £625,000



- **FOUR BEDROOM LINK DETACHED HOUSE**
- **SUN TERRACE**
- **LOW MAINTENANCE GARDEN**
- **AIR-CON INSTALLED**
- **CUL-DE-SAC LOCATION**

Entrance Hall

Single radiator, Amtico flooring, power points.

Downstairs W.C

Single radiator, tiled flooring, extractor fan, wash basin with mixer tap, low level W.C.

Lounge 22'7 x 19'7 (6.88m x 5.97m)

Double glazed windows to the rear aspect, double radiator, carpeted flooring, phone point, TV aerial point, power points, patio doors leading to the garden.

Kitchen/Dining Room 16'6 x 13'5 (5.03m x 4.09m)

Double Glazed Windows to the front and side aspect, single radiator, tiled flooring, a range of base and wall units with flat top work surfaces, integrated cooker, induction hob, electric oven, hood extractor fan, double drainer unit, integrated fridge freezer, integrated dish washer, integrated washing machine, spotlights, power points.

First Floor Landing

Double radiator, carpeted flooring, power points, airing cupboard, air conditioning, door leading to sun terrace

Master Bedroom 16'6 x 15'8 (5.03m x 4.78m)

Double glazed windows to the front and side aspect, single radiator, carpeted flooring, built in wardrobes, TV aerial point, power points, loft access (fully boarded with electric loft ladder)

En-suite

Heated towel rail, tiled flooring, shower cubicle with thermostatically controlled shower, wash basin with mixer tap, low level W.C, tiled walls, Spotlights.

- **FREEHOLD**
- **DRIVEWAY FOR TWO VEHICLES**
- **WELL MAINTAINED & VERY MODERN**
- **EN-SUITE TO THE MASTER BEDROOM**
- **EPC RATING: B**

Bedroom 2 15'8 x 11'10 (4.78m x 3.61m)

Double glazed windows to the rear aspect, single radiator, carpeted flooring, built in wardrobes, power points.

Bedroom 3 11'10 x 10'10 (3.61m x 3.30m)

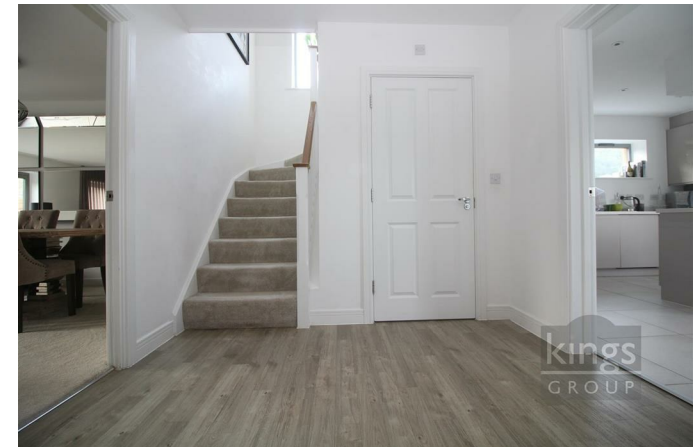
Double glazed windows to the side aspect, single radiator, carpeted flooring, power points.

Bedroom 4 11'8 x 8'8 (3.56m x 2.64m)

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

Family Bathroom

Double glazed windows to the side aspect, heated towel rail, tiled flooring, extractor fan, panel enclosed bath with pedestal taps, shower attached, wash basin with mixer taps, low level W.C, tiled walls, spotlights.





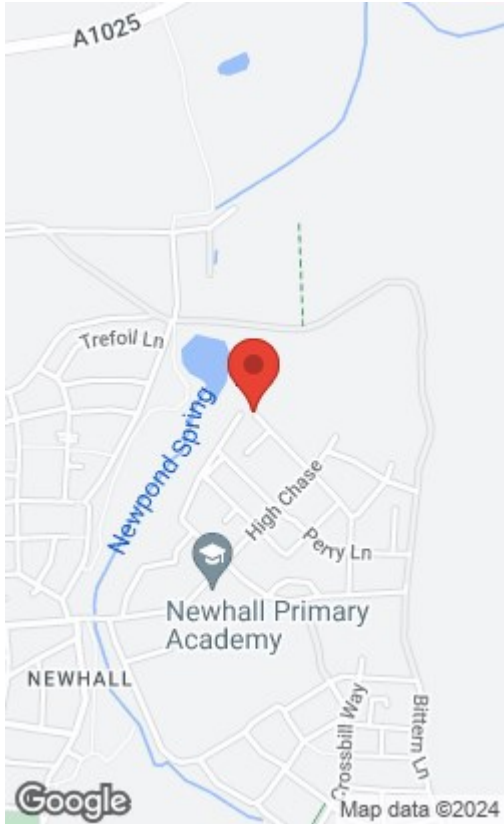
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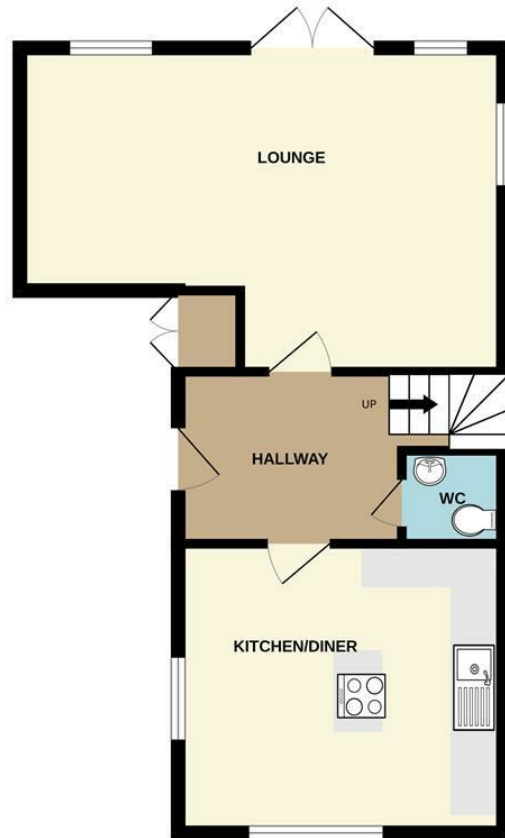
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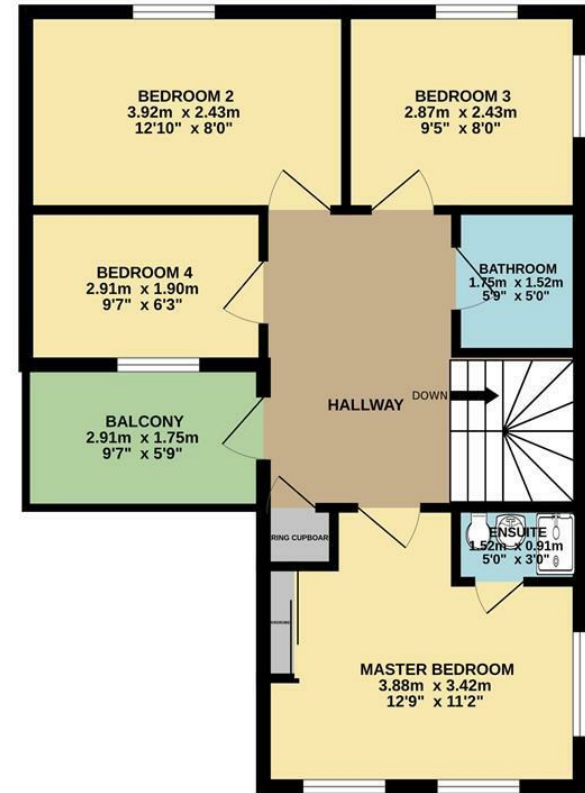
| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|---|-------------------------|---|-------------------------|
| Current | Potential | Current | Potential |
| Very energy efficient - lower running costs | | Very environmentally friendly - lower CO ₂ emissions | |
| (92 plus) A | | (92 plus) A | |
| (81-91) B | | (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 | EU Directive 2002/91/EC | England & Wales | EU Directive 2002/91/EC |



GROUND FLOOR



1ST 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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