



**Sparrowhawk Way, Newhall**  
**Offers Over £400,000 Freehold**





# Sparrowhawk Way, Harlow

Unit 4, Church Langley Way, Harlow,  
Essex, CM17 9TE

01279 410084  
[www.kings-group.net](http://www.kings-group.net)

- Two Bedroom Link Detached House
- En-suite To The Master Bedroom
- Council Tax: Band D
- Driveway For Two Cars
- EPC Rating: B
- Downstairs Cloakroom
- Ease of access to A414&M11
- Catchment area for sought after schools
- Walking distance to local shop and amenities
- Estate Charge: £393.68 P/A

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

This rare to the market Link detached 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 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.

The property is comprised of a well maintained and spacious kitchen/Dining room area with direct access into the rear garden. The property benefits from having a good sized living room and also a downstairs toilet. Upstairs you will find two double bedrooms with a En-suite to the master bedroom. The property has a 3 piece bathroom suite which has been maintained extremely well. Just off the landing you will find access to the Sun Terrace which provides you with the extra outdoor space. The property benefits from having a driveway for two cars and side access into the garden.

There is a management fee for the development which is £393.68 P/A, the managing agent maintain all of the communal green areas, street maintenance, street lighting, etc.

## **Lounge 11'38 x 13'61 (3.35m x 3.96m)**

Double Glazed windows to the front and side aspect, double radiator, carpeted flooring, phone point, TV aerial point, power points, central rose, under the stair storage cupboard.

## **Kitchen 12'24 x 14'10 (3.66m x 4.52m)**

Double glazed windows/door to the rear and side aspect, double radiator, tiled flooring, range of wall and base units with flat top work surfaces, integrated cooker, electric hob, electric oven, extractor fan, sink drainer unit, integrated fridge freezer, integrated washing machine, integrated dishwasher, Double glazed doors leading to the garden, power points.

## **Downstairs Toilet 4'47 x 4'10 (1.22m x 1.47m)**

Single Radiator, tiled flooring, pedestal hand wash basin, low level flush W.C, part tiled walls, spotlights.

## **Landing**

Double glazed doors leading to sun terrace, carpeted flooring, loft access, single radiator, power points.

## **Bedroom One 11'33 x 8'88 (3.35m x 2.44m)**

Double glazed windows to the rear, double radiator, carpeted flooring, TV aerial point, power points.

## **En-suite 7'91 x 4'26 (2.13m x 1.22m)**

Heated towel rail, tiled flooring, extractor fan, shower cubicle with thermostatically controlled shower, pedestal hand wash basin, low level flush W.C, part tiled walls.

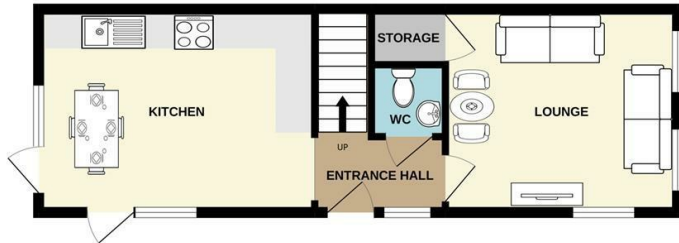
## **Bedroom Two 11'31 x 8'28 (3.35m x 2.44m )**

Double glazed windows to the front and side aspect, double radiator, carpeted flooring, TV aerial point, power point.

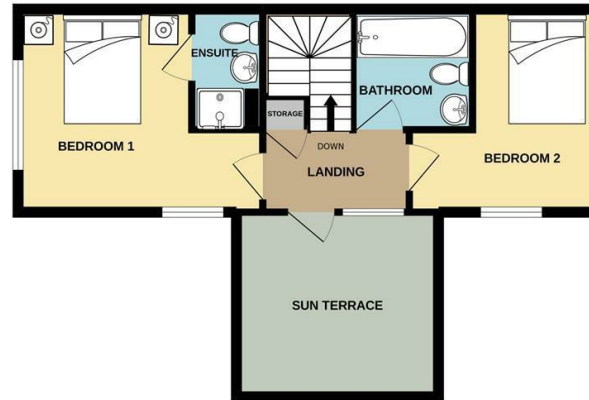
## **Bathroom 8'04 x '5'91 (2.54m x '1.52m)**

Heated towel rail, tiled flooring, extractor fan, panel enclosed bath with shower attachment, low level flush W.C, shaver point, part tiled wall, spotlights.

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 76.0 sq.m. (818 sq.ft.) 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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