



Sparrowhawk Way, CM17 9GY
Harlow





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Welcome to Sparrowhawk Way, a charming Chain Free Three Bedroom Semi-Detached House nestled in the heart of Newhall. This delightful property boasts a modern design, with the added benefits of two allocated parking spaces.

Upon entering, you are greeted by an inviting entrance hall leading through to the spacious lounge/diner with doors leading to the rear garden, perfect for entertaining guests or relaxing with your family. The ground floor benefits from having a modern fitted kitchen benefiting from a range of wall and base units. Additionally, the presence of a downstairs toilet adds to the practicality of this lovely abode. The rear garden is mainly laid to artificial grass for easy maintenance and a patio area which is ideal for entertaining and relaxing.

To the first floor, you will find a master bedroom benefits from fitted wardrobes, an en-suite and a balcony offering a tranquil space to enjoy your morning coffee or unwind after a long day. In addition to this, there is two well proportioned bedroom and a modern family bathroom benefiting from a three piece suite.

Situated in a prime location, Sparrowhawk Way is just a stone's throw away from local shops and amenities making daily errands a breeze. This family home is within the catchments of sought after primary and secondary schools, furthermore the property is within close proximity to the M11/M25 (Junction 7a) providing direct links into London, Stansted and Cambridge.

Don't miss the opportunity to make this house your home - book a viewing today and experience the comfort and convenience that Sparrowhawk Way has to offer.

Offers In The Region Of £425,000



- Chain Free Three Bedroom Semi Detached House
- Two Allocated Parking Spaces
- Close To Local Shops, Schools
- Lounge/Diner
- Council Tax Band : E

WC

Tiled flooring, wash basin with mixer tap, low level W.C

Lounge/Diner 17'1 x 16'11 (5.21m x 5.16m)

Double glazed windows to the side and rear aspect, stripped wood flooring, phone point, TV aerial point, power points, doors leading to rear garden

Kitchen 12'8 x 8'2 (3.86m x 2.49m)

Double glazed windows to the front and side aspect, spotlights, tiled splash backs, a range of wall and base units, flat top work surfaces, double drainer unit, integrated washing machine, integrated dishwasher, tiled flooring, power points.

Family Bathroom 8'11 x 6'7 (2.72m x 2.01m)

Double glazed windows to the rear aspect, laminate flooring, panel enclosed bath with mixer taps, wash basin with mixer taps, low level flush w.c.

Bedroom 1 12'2 x 8'9 (3.71m x 2.67m)

Double glazed windows to the front aspect, carpeted flooring, single radiator, built in wardrobes, TV aerial point, power points, double glazed door leading to balcony.

En-suite 7'9 x 3'9 (2.36m x 1.14m)

Double glazed windows to side aspect, spotlights, tiled splash backs, heated towel rail, shower cubicle with thermostatically controls, wash basin with mixer taps, low level flush.

Bedroom 2 11'8 x 8'9 (3.56m x 2.67m)

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

- Downstairs Cloakroom
- En-suite To The Master Bedroom
- Balcony to the Master Bedroom
- Estate Charge: £360 P/A
- EPC Rating : B

Bedroom 3 9'6 x 6'8 (2.90m x 2.03m)

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

Garden

Mainly laid to artificial grass with a patio area, side access

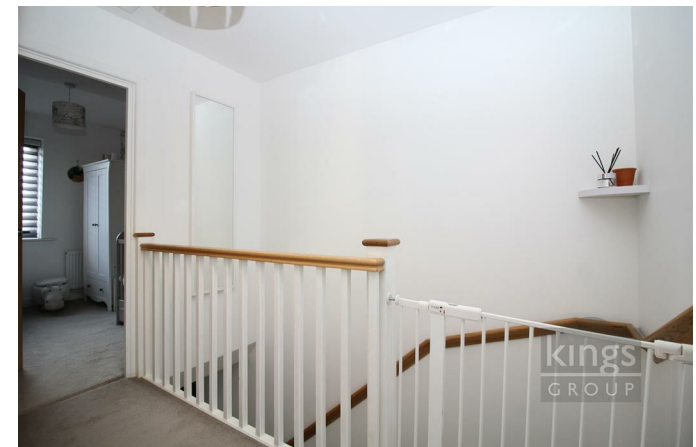
Flood Risk: Very Low

Tenure: Freehold

Build: Standard Construction

Estate Charge: £360 P/A

Parking: 2 allocated spaces





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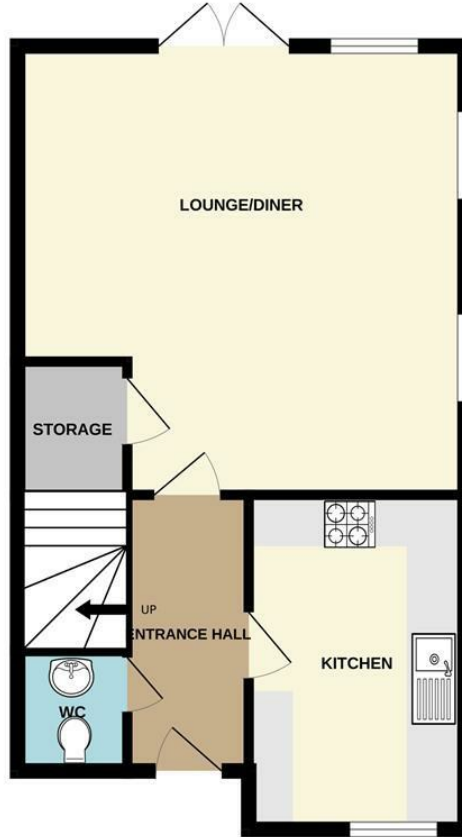


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
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. Made with Metropix ©2024

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