



High Chase, CM17 9SA
Harlow





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This beautifully designed, FOUR BEDROOM SEMI-DETACHED FAMILY HOME, located in the desirable Newhall Development - High Chase. This family home offers spacious family living across three thoughtfully designed floors and is crafted to offer both comfort and modern elegance. The carport accommodates two to three vehicles, providing convenient and secure parking.

Entering the home, a stylish entrance hall leads to a generously sized family lounge and dining area, perfect for entertaining and everyday living. The lounge features sleek bi-folding doors that open directly onto one of the largest rear gardens on the development, creating an effortless flow between indoor and outdoor spaces. Adjacent, the modern kitchen is equipped with a wide range of base and wall units, fitted appliances, and plenty of counter space, catering to both form and function. The ground floor also includes a convenient cloakroom, ideal for guest use and enhancing the practicality of this family-friendly layout.

Moving up to the first floor, you'll find three beautifully proportioned bedrooms, each offering versatility to suit a growing family's needs. The spacious double bedroom is an inviting retreat, while the two additional bedrooms are equally well-designed, providing comfortable living spaces that are bright and airy. A family bathroom on this level is equipped with a stylish three-piece suite, ensuring comfort and convenience for all. This floor also boasts a private terrace.

The second floor is dedicated to the luxurious master suite, providing an exclusive retreat for the homeowners. This spacious bedroom opens onto its own private balcony, which overlooks the rear garden, enhancing the room's sense of openness and tranquility. The master suite is complemented by a separate dressing room featuring built-in wardrobes. The en-suite bathroom completes the master suite, featuring a four piece suite. The rear garden is mainly laid to grass, alongside a patio area ideal for relaxing.

£550,000



- **Four Bedroom Semi- Detached Town House**
- **Situated Over Three Floors**
- **En-suite And Dressing Room To the Master Bedroom**
- **Close To Local Shops, Schools & Amenities**
- **Larger Than Average Rear Garden For Newhall**

Lounge/ Diner 15'93 x 17'61 (4.57m x 5.18m)

Double glazed windows to the rear aspect, double radiators, Spacia Amtico flooring, Phone Point, TV aerial Point, Power points, Double glazed Bi-folding doors to the rear garden.

Kitchen 7'69 x 13'52 (2.13m x 3.96m)

Double glazed windows to the front aspect, Spacia Amtico flooring, splash backs, a range of wall and base units with Earthston flat top work surfaces, integrated cooker, electric oven and gas hob, integrated extractor fan, integrated fridge freezer, integrated dishwasher, double drainer unit, spotlights, power points.

Cloakroom 2'80 x 5'40 (0.61m x 1.52m)

Double glazed windows to the side aspect, tiled splash backs, Spacia Amtico flooring, wash basin with mixer tap and vanity unit underneath, low level W.C

Bedroom One (Top Floor) 15'97 x 16'75 (4.57m x 4.88m)

Double glazed windows to the rear and side aspect, single radiator, carpeted flooring, power points, door leading to the terrace.

Dressing Room 7'21 x 9'61 (2.13m x 2.74m)

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

En-suite 6'35 x 9'51 (1.83m x 2.74m)

Double glazed windows to the front aspect, spotlights, tiled walls, tiled flooring, heated towel rail, panel enclosed bath with mixer taps, shower cubicle with thermostatic controls, low level W.C

Bedroom Two 12'20 x 10'32 (3.66m x 3.05m)

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

Bedroom Three 8'06 x 11'40 (2.59m x 3.35m)

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

- **Carport For Three Cars**
- **Terrace & Balcony**
- **Downstairs Cloakroom**
- **Beautifully Presented Family Home**
- **Desirable Location For Families & Commuters**

Bedroom Four 7'57 x 10'80 (2.13m x 3.05m)

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

Family Bathroom 6'32 x 6'90 (1.83m x 1.83m)

Spotlights, tiled walls, tiled flooring, heated towel rail, extractor fan, panel enclosed bath with mixer taps and a thermostatic controlled shower, wash basin with mixer tap and vanity unit underneath, low level W.C

Rear Garden

South East Facing, mainly laid to grass with patio area, side access.

Locality

Primary Schools:

Newhall Primary Academy (0.07 miles), Church Langley Community Primary School (0.64 miles)

Secondary schools:

Mark Hall Academy (0.58 miles), Passmores Academy (1.46 miles)

Train Stations:

Harlow Mill Rail Station (1.17 miles) , Harlow Town Rail Station (2.1 miles)

Motorways:

M11/M25 via J7 (2.21 miles)

M11/M25 via J7A (1.3 miles)

Tenure: Freehold

Build: Standard Construction - Brick and Tile

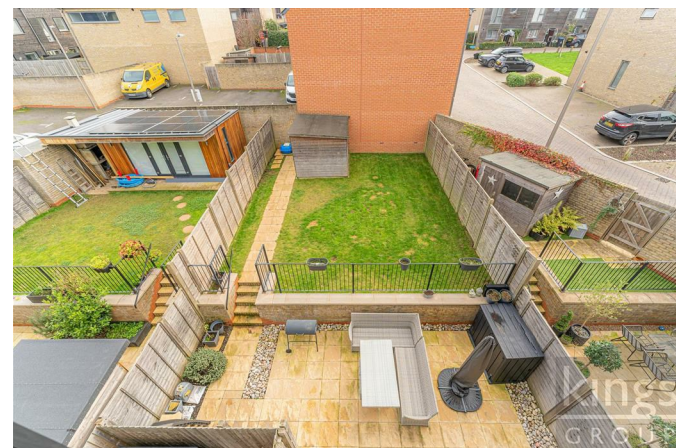
Flood Risk: Rivers & Seas- Low, Surface Water - Low

Parking: Carport For Two/Three Cars

Estate Management Charge: £390 P/A

NHBC Warranty: 2 Years Remaining

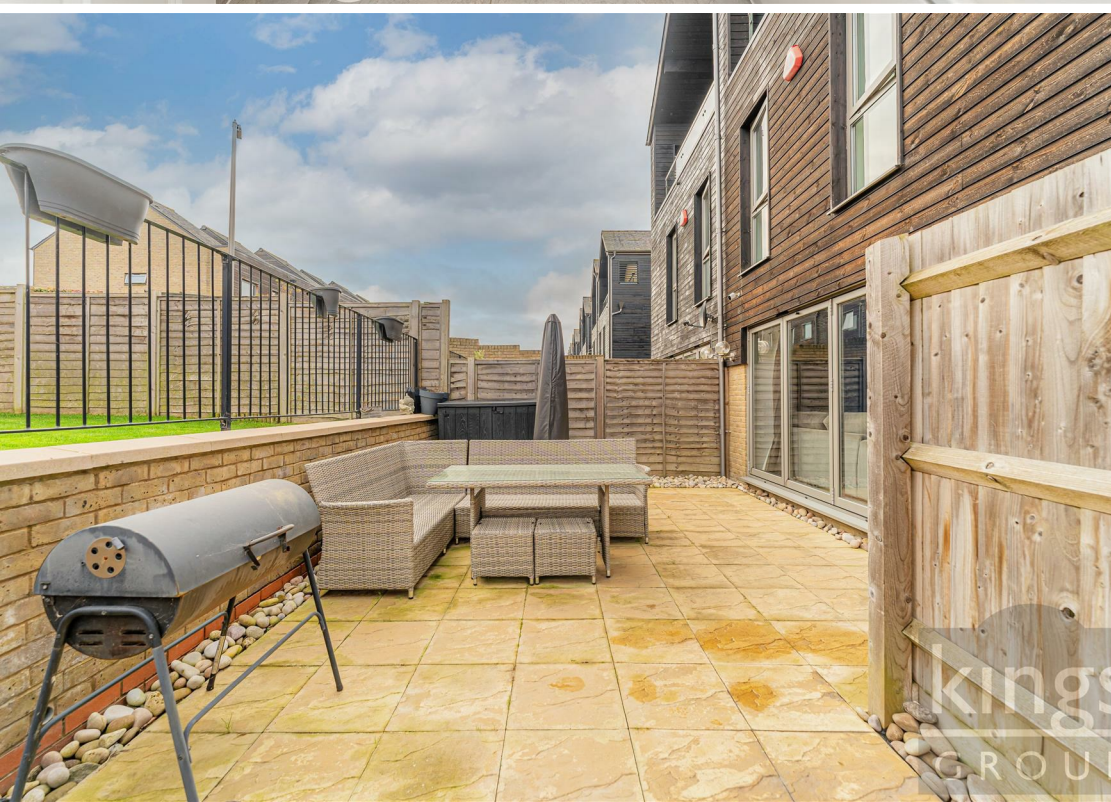
Solar Panels



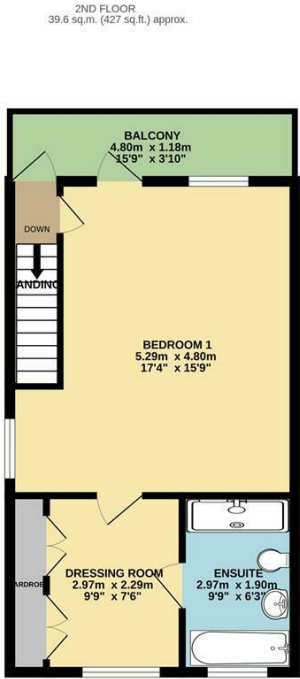
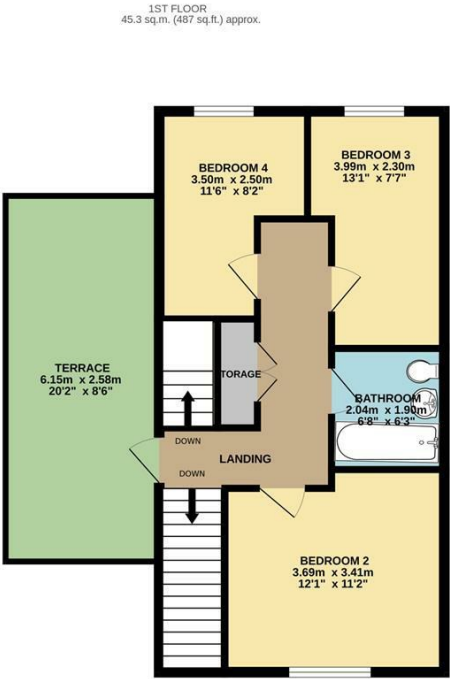
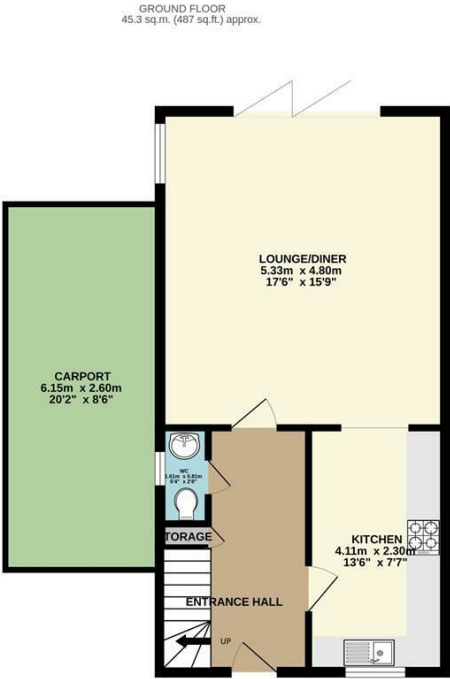
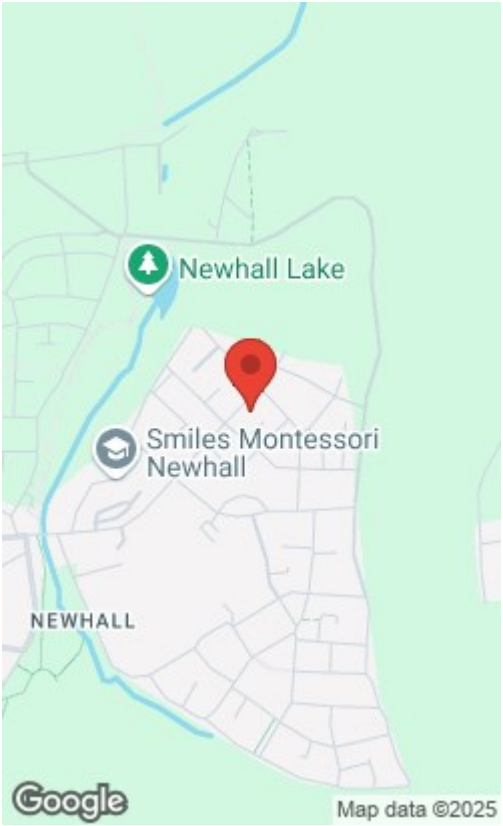


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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Current	Potential		Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A	100		(92 plus) A		
(81-91) B			(81-91) 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			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



TOTAL FLOOR AREA : 130.2 sq.m. (1401 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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