



Woodland Way, CM17 9SQ
Harlow





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Guide Price £575,000 - £600,000

This delightful FOUR BEDROOM LINK DETACHED FAMILY HOME is being offered on a CHAIN FREE BASIS, presenting an excellent opportunity for those seeking a spacious and comfortable living space. Boasting a carport with room for two cars, the property enjoys a prime position overlooking scenic views.

The entrance hall welcomes you into the home and leads to a modern fitted kitchen-diner, fitted with a range of wall and base units as well as integrated appliances, perfect for family meals or entertaining guests. Adjacent is the spacious family lounge, featuring double doors that open onto the rear garden, allowing for seamless indoor-outdoor living. A convenient downstairs cloakroom completes the ground floor.

Upstairs, the property continues to impress with a generously sized master bedroom, complete with an en-suite and built-in wardrobes for added convenience. The remaining three double bedrooms provide ample space for family members or guests, while the family bathroom features a three-piece suite designed for both style and practicality. Each room is thoughtfully designed, ensuring plenty of natural light and a comfortable ambiance. The home is ideal for growing families, with plenty of room for everyone to relax and unwind. In addition to this, the sun terrace completes the first floor benefiting from scenic views when enjoying a morning coffee!

The rear garden is a highlight, primarily laid to lawn with a patio area, perfect for summer barbecues, outdoor dining, or children's play. Situated close to reputable schools, local amenities, and excellent transport links, this home combines practicality with a serene environment. Please note, there is an Estate Management charge which maintains the

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- CHAIN FREE
- CARPORT FOR TWO CARS
- EN-SUITE TO THE MASTER BEDROOM
- SOUGHT AFTER LOCATION
- THREE YEARS LEFT ON THE NHBC WARRANTY

Lounge 22'56 x 19'22 (6.71m x 5.79m)

Double glazed windows to the front and rear aspect, double radiator, laminate flooring, power points, door leading to rear garden

Kitchen/Diner 14'77 x 14'67 (4.27m x 4.27m)

Double glazed windows to the front and side aspect, single radiator, laminate flooring, a range of base and wall units, integrated cooker, electric oven, electric hob, hood extractor fan, double drainer unit, integrated fridge freezer, integrated washing machine, integrated dishwasher, spotlights, power points.

Cloakroom 5'86 x 4'71 (1.52m x 1.22m)

Tiled splash backs, single radiator, tiled splash backs, tiled flooring, extractor fan, wash basin with mixer taps, low level W.C

Bedroom One 14'85 x 14'62 (4.27m x 4.27m)

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

En-suite 4'98 x 7'31 (1.22m x 2.13m)

Double glazed windows to the front aspect, part tiled walls, tiled flooring, heated towel rail, extractor fan, shower cubicle with thermostatic controls, wash basin with mixer taps, low level W.C

Bedroom Two 15'64 x 12'56 (4.57m x 3.66m)

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

Bedroom Three 10'89 x 12'52 (3.05m x 3.66m)

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

- FOUR BEDROOM LINK DETACHED FAMILY HOME
- DOWNSTAIRS CLOAKROOM
- SUN TERRACE
- STUNNING SCENIC VIEWS OF TO THE GREENERY
- CLOSE TO LOCAL SHOPS, SCHOOLS & AMENITIES

Bedroom Four 11'65 x 8'40 (3.35m x 2.44m)

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

Family Bathroom 6'87 x 7'29 (1.83m x 2.13m)

spotlights, part tiled walls, heated towel rail, tiled floor, extractor fan, panel enclosed bath with mixer taps, wash basin with mixer taps, low level W.C

Rear Garden

South East Facing, mainly laid to grass with patio area, wooden shed.

Locality

Primary Schools:

Newhall Primary Academy (0.1 miles), Church Langley Community Primary School (0.59 miles)

Secondary Schools:

Mark Hall Academy (0.51 miles), Passmores Academy (1.42 miles)

Train Stations:

Harlow Mill Rail Station (1.13 miles), Harlow Town Rail Station (2.02 miles)

Motorways:

M11/M25 via J7A (1.36 miles), M11 via J7 (2.21 miles)

Tenure: Freehold

Build: Standard Construction - Brick and Tile

Flood Risk: Rivers & Seas - No Risk, Surface Water - Very Low

Parking: Carport For Two Cars

Estate Charge: £383.32 Per annum (£95.83 per quarter)

NHBC Warranty: 3 Years Remaining

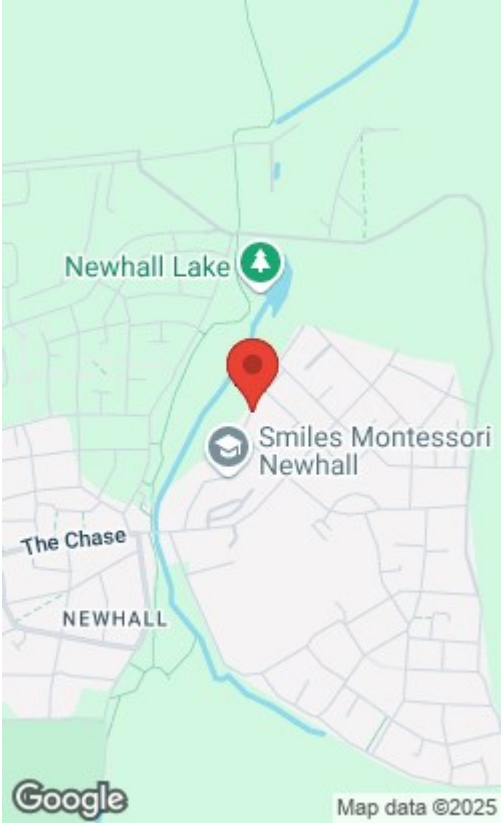




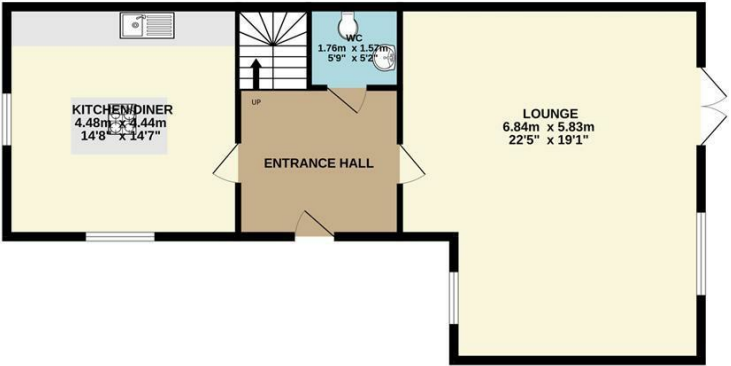




Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		100	(92 plus) A		
(81-91) B		84	(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(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		



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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