

A modern three-story brick house with a flat roof and dark window frames. The house features two balconies with dark metal railings. The ground floor has a dark front door and a large window. The second floor has a large window with a balcony. The third floor has a smaller window. To the left, there is a driveway with a white car parked under a purple cover. To the right, there is a white building and a tree with orange leaves. The sky is blue with some clouds.

Greenfinch Way, CM17 9FT
Harlow

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Kings Group - Church Langley are delighted to offer For Sale, this FOUR BEDROOM TOWNHOUSE on Greenfinch Way, Newhall. Located in the award winning Newhall development, this ideal family home is comprised of four bedrooms with en-suite to the master bedroom, Jack & Jill family bathroom, lounge, downstairs WC and spacious kitchen/diner on the ground floor. The property also benefits from off-street parking, rear garden and two balconies. The house is within walking distance to a number of local shops and amenities including Tesco supermarket and New Ground cafe. The property falls within the catchment area of both Newhall Primary & Church Langley Primary School in addition to sought after secondary schools including Mark Hall & Leventhorpe Academies. There is also ease of access to both the A414 & M11 offering direct links to London, Chelmsford & Bishops Stortford. To arrange a viewing, please do not hesitate to get in touch.

Located on the sought-after Newhall development, this stunning FOUR BEDROOM LINK DETACHED TOWNHOUSE on Greenfinch Way offers contemporary living across three well-designed floors. A carport provides parking for two vehicles, ensuring ease and security

The inviting entrance hall welcomes you into the heart of the home, leading to a spacious open-plan lounge/diner. This area is perfect for family gatherings and entertaining, with large doors that open onto a private rear garden. The modern kitchen is beautifully fitted with a range of wall and base units, complemented by integrated appliances. A convenient cloakroom completes the ground floor layout.

On the first floor, the property boasts a generous family lounge with access to a charming sun terrace, ideal for enjoying morning coffee or evening relaxation. The master bedroom on this level features a stylish en-suite bathroom, providing a private and luxurious retreat.

Offers In Excess Of £500,000



- **FOUR BEDROOM LINK DETACHED TOWN HOUSE**
- **CLOAKROOM**
- **EN-SUITE TO THE MASTER BEDROOM**
- **OPEN PLANNED KITCHEN**
- **CLOSE TO M11/M25 VIA J7A**

Entrance Hallway 7'53 x 11'79 (2.13m x 3.35m)

Tiled flooring, powerpoints

Downstairs WC 6'1 x 2'9 (1.85m x 0.84m)

Double glazed windows to front aspect, ceiling spotlights, tiled splash backs, single radiator, tiled flooring, wash basin with mixer tap, low level flush

Kitchen (Open Plan) 12'1 x 7'11 (3.68m x 2.41m)

Double glazed windows to front aspect, tiled flooring, base & wall units with flat top worksurfaces, integrated cooker, electric oven, electric hob, hood extractor, double drainer unit, integrated fridge freezer, integrated washing machine, integrated dishwasher, ceiling spotlights, power points

Dining Room (Open Plan) 17'5 x 15'9 (5.31m x 4.80m)

Double glazed windows to side and rear aspect, tiled flooring, power points, understairs storage cupboard, door leading to garden

First Floor Landing 8'86 x 9'49 (2.44m x 2.74m)

Lounge 15'9 x 11'10 (4.80m x 3.61m)

Double glazed windows to front and side aspect, single radiator, carpeted flooring, powerpoints, TV aerial point, door leading to balcony, door leading to sun terrace

Balcony 10'6 x 5'3 (3.20m x 1.60m)

Sun Terrace 18'0 x 10'3 (5.49m x 3.12m)

Bedroom One 15'9 x 9'0 (4.80m x 2.74m)

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

En-Suite 7'3 x 5'1 (2.21m x 1.55m)

Double glazed window to side aspect, tiled splash backs, tiled flooring, extractor fan, wash basin with mixer tap, low level flush WC, shaver point

Second Floor Landing 9'27 x 3'04 (2.74m x 1.02m)

Single radiator, carpeted flooring, power points

- **DRIVEWAY FOR TWO CARS**
- **LOUNGE WITH SUN TERRACE**
- **BALCONY TO BEDROOM TWO**
- **CLOSE TO LOCAL SHOPS, SCHOOLS & AMENITIES**
- **VIEWING IS HIGHLY ADVISED**

Bedroom Two 15'9 x 11'10 (4.80m x 3.61m)

Double glazed windows to front aspect, single radiator, carpeted flooring, power points, door leading to Juliet balcony

Bedroom Three 9'4 x 9'0 (2.84m x 2.74m)

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

Bedroom Four 12'9 x 6'3 (3.89m x 1.91m)

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

Jack & Jill Family Bathroom 7'6 x 5'4 (2.29m x 1.63m)

Double glazed window to side aspect, ceiling spotlights, heated towel rail, extractor fan, panel enclosed bath with mixer tap & shower attachment, thermostatically controlled shower, wash basin with mixer tap, low level flush WC, shaver point

Garden

Patio area, decking, side access

Locality

Primary Schools:

Newhall Primary Academy (0.13 miles), Church Langley

Community Primary School (0.58 miles)

Secondary Schools:

Mark Hall Academy(.073 miles), Passmores Academy (1.34 miles)

Train Stations:

Harlow Mill Rail Station(1.36 miles), Harlow Town Rail Station (2.19 miles)

Motorways:

M11 J7A (1.37 miles), M11 J7 (2.03 miles)

Tenure: Freehold

Build: Standard Construction- Brick and Tile

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

Parking: Driveway for two cars

Estate Management Charge: £390 Per Annum (Maintenance of the area)







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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(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		
(29-38) F			(29-38) F		
(1-28) G			(1-28) G		
Not energy efficient - higher running costs					
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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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