

Barnsley Wood Rise, CM17 9GG  
Harlow

Barnsley Wood Rise









# Barnsley Wood Rise, CM17 9GG

Located in the highly sought-after Newhall Development in Barnsley Wood Rise, this stunning FOUR BEDROOM LINK DETACHED FAMILY HOME offers a blend of modern design and practicality.

The inviting entrance hall welcomes you into the property and leads through to the bright and airy lounge, creating the perfect space for relaxation. This home has been thoughtfully extended with a single-story addition featuring a skylight and bi-folding doors that open onto the secluded rear garden. This extension houses a large kitchen with a large skylight, engineered wood flooring, a large corner pantry and granite worktops, seamlessly flowing into a spacious dining area. Additional features on the ground floor include a versatile office room and a convenient cloakroom.

The first floor showcases a luxurious master bedroom complete with an en-suite and a private balcony, offering a tranquil retreat. Three further well-proportioned bedrooms provide ample space for family members or guests, while the modern fitted family bathroom benefits from a stylish three-piece suite. Each room has been designed with comfort and natural light in mind, ensuring a bright and welcoming atmosphere throughout the home.

Externally, the property boasts a low-maintenance and secluded rear garden, perfect for outdoor entertaining or quiet relaxation. The home also benefits from a carport with space for two vehicles, providing secure and convenient parking. Situated close to local shops, cafes, and schools, this property is ideal for families seeking convenience and a strong sense of community.

The Newhall development offers excellent transport links, with easy access to the M11/M25 via Junction 7A, providing direct routes to London, Stansted Airport, and Cambridge.

## Offers In Excess Of £580,000





- **FOUR BEDROOM LINK DETACHED FAMILY HOME**
- **EN-SUITE & BALCONY TO THE MASTER BEDROOM**
- **BEAUTIFUL EXTENSION WITH SKY LIGHT AND BI-FOLDING DOORS TO REAR GARDEN**
- **UTILITY ROOM**
- **SOUGHT AFTER LOCATION**

#### **Lounge 21'2 x 17'6 (6.45m x 5.33m)**

Double glazed windows to the rear and side aspect, single radiator, herringbone flooring, phone point, power points.

#### **Kitchen/ Diner 18'5 x 14'6 (5.61m x 4.42m)**

Double glazed windows to the rear, double radiator, engineered wood flooring, splash backs, a range of wall and base units with flat top granite work surfaces, corner pantry, integrated cooker, electric oven, electric hob, hood extractor fan, sink, plumbing for washing machine, integrated fridge freezer, bi-folding doors leading to rear garden, power points.

#### **Utility Room 14'6 x 5'1 (4.42m x 1.55m)**

Double glazed windows to the rear aspect, single radiator, tiled flooring, a range of wall and base units with flat top work surface, wash basin, plumbing for washing machine, power points, door leading to rear garden.

#### **Office Room 9'5 x 8'7 (2.87m x 2.62m)**

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

#### **Downstairs Cloakroom 6'3 x 5'9 (1.91m x 1.75m)**

Spotlights, tiled splash backs, single radiator, tiled flooring, low level flush, wash basin with mixer tap.

#### **Bedroom One 14'8 x 12'4 (4.47m x 3.76m)**

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

#### **En-suite 8'1 x 4'10 (2.46m x 1.47m)**

Double glazed windows to the side aspect, tile flooring, tiled splash backs, shower cubical with thermostatic controls, extractor fan, wash basin with mixer tap, low level W.C, shaver point.

#### **Bedroom Two 36'1" x 22'11" x 36'1" x 0'0" (11'7 x 11'0)**

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

- **CARPORT FOR TWO CARS**
- **LANDSCAPED REAR GARDEN**
- **OFFICE ROOM**
- **WELL MAINTAINED THROUGH OUT**
- **CLOSE TO LOCAL SHOPS, SCHOOLS & AMENITIES**

#### **Bedroom Three 11'3 x 9'7 (3.43m x 2.92m)**

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

#### **Bedroom Four 10'8 x 9'7 (3.25m x 2.92m)**

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

#### **Family Bathroom 7'6 x 6'4 (2.29m x 1.93m)**

Double glazed windows to the rear aspect, spotlights, tiled splash backs, heated towel rail, tiled flooring, extractor fan, panel enclosed bath with shower attachment, wash basin with mixer taps, low level W.C, shaver points.

#### **Garden**

East facing, beautifully landscaped, laid to lawn with patio area, fence panels, side access.

#### **Locality**

Primary Schools:

Newhall Primary Academy (0.14 miles), Church Langley

Community Primary School (0.5 miles)

Secondary Schools:

Mark Hall Academy (0.7 miles), St Nicholas School (0.76 miles)

Train Stations:

Harlow Mill Rail Station (1.36 miles), Harlow Town Rail Station (2.13 miles)

Motorways:

M11 J7 (2 miles) M11 J7A (1.44 miles)

Tenure: Freehold

Build: Standard Construction - Brick & Tile

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

Estate Charge: £360 Per Annum

Parking: Carport for Two Cars











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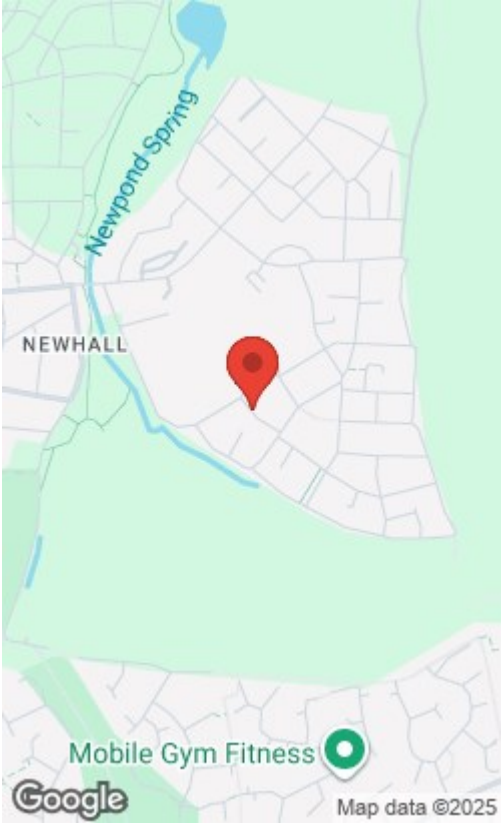






| Energy Efficiency Rating                    |   | Current                 | Potential |
|---------------------------------------------|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | 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 <sub>2</sub> ) Rating                  |   | Current                 | Potential |
|-----------------------------------------------------------------|---|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |   |                         |           |
| England & Wales                                                 |   | 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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