



Canopy Lane, CM17 9LQ  
Harlow

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# Canopy Lane, CM17 9LQ

- \* A Four Bedroom Detached House
- \* Situated In The Award Winning Newhall Development
- \*\* CHAIN FREE \*\*
- \* Open Plan Lounge / Diner
- \* Situated Opposite The Woodland
- \* Driveway For TWO Cars
- \* En-Suites To Bedroom One & Two
- \* Ground Floor W.C & Second Floor Family Bathroom
- \* Double Doors Leading From The Living Space To The Rear
- \* Rear Garden With Side Access
- \* E.P.C. Rating: D

Situated in the sought-after area of Canopy Lane, Newhall, this stunning FOUR BEDROOM DETACHED TOWNHOUSE spans three floors, offering contemporary and versatile living spaces. Boasting a double driveway that accommodates two cars.

The property welcomes you with an inviting entrance hall leading into a bright and airy open-plan lounge/diner/kitchen. The lounge/diner provides seamless indoor-outdoor living with doors opening to the rear garden, while the modern fitted kitchen is equipped with a range of wall and base units and integrated appliances, perfect for modern family living. A convenient downstairs cloakroom completes the ground floor.

The first floor is home to the spacious master bedroom, which features a private balcony overlooking the rear garden, creating a tranquil retreat. This room also benefits from an ensuite shower room. Additionally, the smallest of the four bedrooms is located on this floor, ideal for use as a nursery or home office, offering flexibility to suit your needs.

## Offers In Excess Of £475,000



- **FOUR BEDROOM DETACHED FAMILY HOME**
- **TWO EN-SUITES**
- **LOW MAINTENANCE REAR GARDEN WITH SIDE ACCESS**
- **SPACIOUS LOUNGE/DINER**
- **CLOSE TO LOCAL SHOPS & AMENITIES**

#### **Entrance Hall 4'25 x 7'80 (1.22m x 2.13m)**

Stairs to first floor landing, single radiator, downstairs cloakroom, coved to textured ceiling, storage cupboard.

#### **Cloakroom 6'06 x 4'12 (1.98m x 1.22m)**

Low level W.C, wash hand basin.

#### **Lounge/Diner 19'55 x 15'85 (5.79m x 4.57m)**

Double glazed window to the rear aspect, laminate flooring, spotlights, vertical radiator, power points, TV aerial points, door leading to the rear garden

#### **Kitchen 10'04 x 8'85 (3.15m x 2.44m)**

Double glazed window to front aspect, tiled flooring, spotlights, a range of wall and base units with flat top worksurfaces, drainer unit, integrated cooker, electric oven, gas oven, hood extractor fan, integrated fridge freezer, integrated washing machine, integrated dishwasher, integrated wine fridge, space for freestanding fridge freezer.

#### **First Floor Landing**

#### **Bedroom One 21'23 x 9'21 (6.40m x 2.74m)**

Located on 1st floor, double glazed window to front & rear aspect with door leading to balcony, carpeted flooring, double radiator, telephone point, TV point, power points.

#### **En-suite 9'03 x 7'29 (2.82m x 2.13m)**

Double glazed opaque window rear aspect, part tiled walls, spotlights, wash hand basin, heated towel rail, extractor fan, tiled flooring, heated towel rail, shaver point, low level W.C

#### **Bedroom Four 10'06 x 7'14 (3.20m x 2.13m)**

Located on 1st floor, double glazed window to front aspect, single radiator, TV point, telephone points, carpeted flooring, power points.

#### **Second Floor Landing**

Vaulted ceiling, airing cupboard, power points,

- **DOUBLE DRIVEWAY**
- **BALCONY TO THE MASTER BEDROOM**
- **DOWNSTAIRS CLOAKROOM**
- **IDEAL LOCATION FOR COMMUTERS**
- **CLOSE TO PRIMARY & SECONDARY SCHOOLS**

#### **Bedroom Two 13'10 x 9'80 (4.22m x 2.74m)**

Located on 2nd floor, vaulted ceiling, double glazed window to rear aspect, single radiator, fitted wardrobes, TV points, telephone point, power points.

#### **En-suite 6'19 x 6'74 (1.83m x 1.83m)**

Double glazed window to rear aspect, vaulted ceiling, low level W.C, wash hand basin, double shower cubicle.

#### **Bedroom Three 9'28 x 8'74 (2.74m x 2.44m)**

Located on 2nd floor, double glazed window to front aspect, single radiator, TV point, telephone point, vaulted ceiling.

#### **Family Bathroom 7'10 x 9'90 (2.39m x 2.74m)**

Located on 2nd floor, double glazed opaque window to front aspect, vaulted ceiling, single radiator, laminate flooring, panel enclosed bath with mixer taps & shower attachment, low level W.C, wash hand basin, part tiled walls, shaver point, extractor fan.

#### **Rear Garden**

mainly laid to artificial, grass with patio area, side access, shed

#### **Locality**

Primary Schools:

Newhall Primary Academy (0.32 miles), Church Langley Community Primary School (0.36 miles)

Secondary Schools:

Mark Hall Academy (0.44 miles), St Nicholas School (0.94 miles)

Train Station:

Harlow Mill Rail Station (1.18 miles), Harlow Town Rail Station (1.79 miles)

Motorways:

M11 J7 (2.1 miles), M11 J7A (1.64 miles)

Tenure: Freehold

Build: Standard Construction - Brick & Tile

Parking: Two Driveways- Space for Two Cars

Estate Management Charge: £360 P/A







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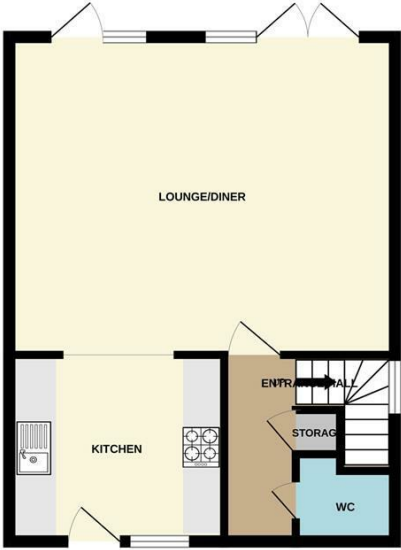


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D	74	
(39-54) E		
(29-38) F		
(1-28) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

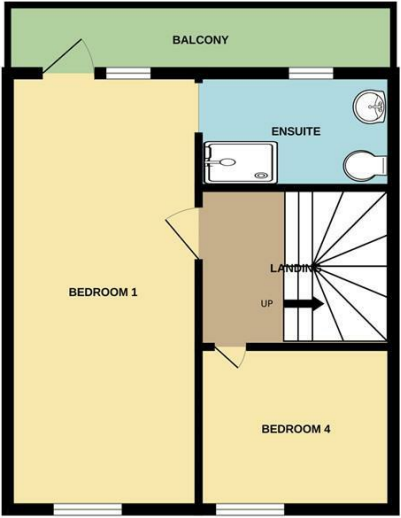
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		78
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(29-38) F	62	
(1-28) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		



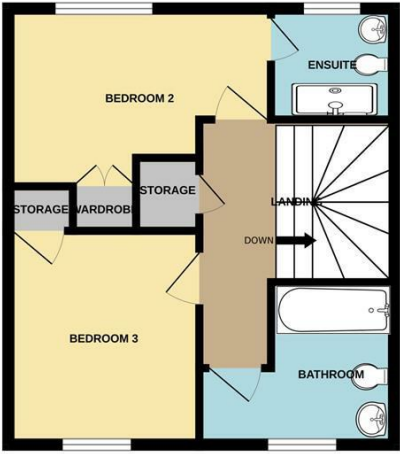
GROUND FLOOR



1ST FLOOR



2ND 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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