

Forebay Lane, CM17 9RS
Essex





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Kings Group are delighted to present this stunning THREE BEDROOM LINK DETACHED HOME, situated in the sought-after Forebay Lane within the popular Newhall development. The property features a carport with space for two cars and a beautifully designed layout perfect for modern living.

Upon entering, you're greeted by a spacious and inviting entrance hall that flows seamlessly into a bright and airy lounge, complete with doors opening onto the rear garden. The contemporary fitted kitchen/diner boasts a range of sleek wall and base units, integrated appliances, and its own access to the garden, making it an ideal space for entertaining. A convenient downstairs cloakroom adds to the home's functionality.

Upstairs, the master bedroom offers a private retreat with built-in wardrobes, a stylish ensuite, and direct access to a sun terrace — the perfect spot to relax and unwind. Two further well-proportioned bedrooms provide ample space for children, guests, or a home office, while the family bathroom is fitted with a modern three-piece suite. The thoughtful design of the home ensures plenty of natural light and a comfortable, welcoming atmosphere throughout.

Located in the heart of Newhall, the property is within easy reach of local shops, schools, and essential amenities. The area is well-connected, with convenient access to the M11 and M25, offering direct links to London, Stansted Airport, and Cambridge — ideal for commuters and frequent travelers alike.

Residents contribute an annual estate charge of £360, which helps maintain the development's landscaped communal areas and overall upkeep, preserving the community's charm and appeal.

Offers In The Region Of £450,000



- **CHAIN FREE**
- **SUN TERRACE**
- **DOWNSTAIRS CLOAKROOM**
- **CARPORT FOR TWO CARS**
- **EASE OF ACCESS TO THE M11/M25**

Forebay Lane

Forebay Lane is situated within the Newhall development in Harlow, Essex, a contemporary residential area known for its modern architecture and community-centric design. Residents of Forebay Lane benefit from a range of local amenities, educational institutions, and efficient transport links. The Newhall development is home to Newhall Primary Academy, a well-regarded institution catering to primary-aged children and committed to providing quality education in a supportive environment. For secondary education, residents have access to several reputable schools in the wider Harlow area, ensuring continuity in educational excellence. Forebay Lane residents enjoy proximity to various amenities designed to enhance daily living. The Newhall neighbourhood centre offers a selection of shops, cafes, and services that cater to everyday needs. Additionally, the nearby Harlow town centre provides a broader range of retail outlets, dining options, and entertainment facilities, including the Harvey Centre and Water Gardens shopping areas. For outdoor enthusiasts, the area boasts several parks and green spaces, such as Harlow Town Park, ideal for leisure and recreational activities.

Entrance Hall

Double glazed windows to the front aspect, storage cupboard, laminate flooring, power points.

Reception Room 19'89 x 10'09 (5.79m x 3.28m)

Double glazed windows to the front and rear aspect, double radiator, carpeted flooring, TV aerial point, power point, double glazed doors leading to the garden.

Kitchen 19'89 x 9'59 (5.79m x 2.74m)

Double glazed windows to the front and rear aspect, laminate flooring, double radiator, range of base and wall units with flat top work surfaces, integrated cooker, electric oven, gas hob, integrated extractor fan, double sink drainer unit, integrated fridge freezer, integrated washing machine, integrated dishwasher, spotlights, french doors leading to the garden, power points.

Downstairs Toilet 5'59 x 4'60 (1.52m x 1.22m)

Double glazed windows to the rear aspect, heated towel rail, laminate flooring, extractor fan, hand wash basin with mixer taps, low level flush W.C , tiled splash backs.

Landing

Loft access, carpeted flooring, power points.

Bedroom One 19'09 x 17'04 (6.02m x 5.28m)

Double glazed windows to the side aspect, double radiator, carpeted

- **THREE BEDROOM LINK DETACHED FAMILY HOME**
- **EN-SUITE TO THE MASTER BEDROOM**
- **SOUTH FACING REAR GARDEN**
- **CLOSE TO HIGH REGARDED PRIMARY & SECONDARY SCHOOLS**
- **TWO YEARS REMAINING ON THE NHBC WARRANTY**

flooring, built in wardrobes, power points, TV aerial point, built in wardrobes.

En-Suite 4'71 x '6'96 (1.22m x '1.83m)

Double glazed windows to the rear aspect, heated towel rail, laminate flooring, extractor fan, thermostatically controlled shower, hand wash basin with mixer taps, low level flush W.C, part tiled walls.

Bedroom Two 11'20 x 11'74 (3.35m x 3.35m)

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

Bedroom Three 7'46 x 9'82 (2.13m x 2.74m)

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

Family Bathroom 5'59 x 6'83 (1.52m x 1.83m)

Double glazed windows to the front aspect aspect, heated towel rail, laminate flooring, extractor fan, panel enclosed bath with shower attachment, hand wash basin with mixer taps, low level flush W.C , part tiled walls, spotlights.

Schools/Transport Links

Primary Schools:

Newhall Primary Academy (0.1 miles), Church Langley Community Primary School (0.63 miles)

Secondary Schools:

Mark Hall Academy (0.53 miles), St Nicholas School (0.62 miles)

Train stations:

Harlow Mill Rail Station (1.13 miles), Harlow Town Rail Station (2.05 miles)

Motorways:

M11 J7A (1.33 miles), M11 J7 (2.23 miles)

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

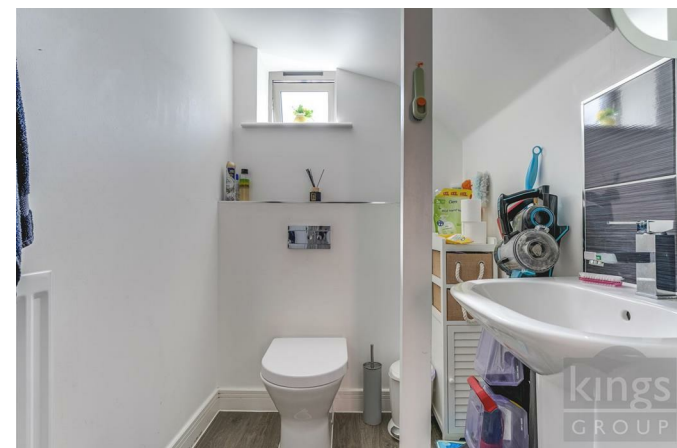
Build: Standard Construction Brick & Tile with Cladding.

Tenure: Freehold

Parking: Carport For Two Cars

Estate Charge: £360 P/A - Contributes towards maintaining the Newhall Development

NHBC Warranty: 2 Years Remaining



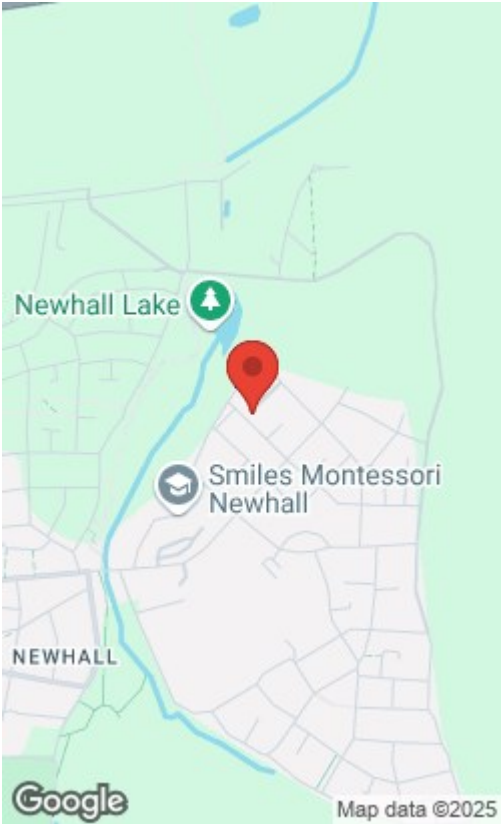


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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(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		



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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