



17 Spring Street, Harlow, CM17 9SL

FOUR BEDROOMS*LINK DETACHED * IMMACULATE CONDITION Millers are pleased to offer this spacious family home located on the edge of this prestigious and contemporary development. Newhall is situated just off London Road which is adjacent to the A414. It benefits with local shops and schooling and has easy access to the M11, and two mainline stations are nearby. The property enjoys a semi-rural feel and is a short walk to arable farmland and open countryside. The accommodation comprises of an entrance hall leading to a fully fitted kitchen breakfast room, there is a lounge dining room with doors leading to a professionally designed and a beautifully presented garden with a collection of small ornamental garden trees, shrubs, perennials and a selection of David Austin Roses. There is a guest WC to the ground floor and a large open landing and first floor balcony terrace. The property has four bedrooms which include a master with his and hers dressing area and an en-suite. The front of the property provides parking for two vehicles. This property is in stunning condition and has been embellished by the current vendors, making this one of the best properties we have had the pleasure to present.

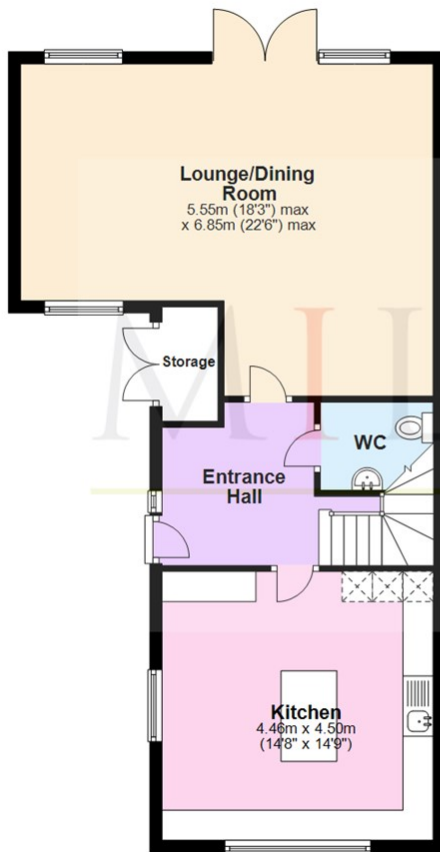
- OFFERED CHAIN FREE
- BUILT IN WARDROBES
- "AEG" APPLIANCES
- WHITE SANITARY WARE
- DOUBLE GLAZED
- RECESSED LIGHTING
- LANDSCAPED GARDENS
- GAS RADIATOR HEATING
- X2 PARKING SPACES
- FEATURE EXTRACTOR

Guide Price £480,000

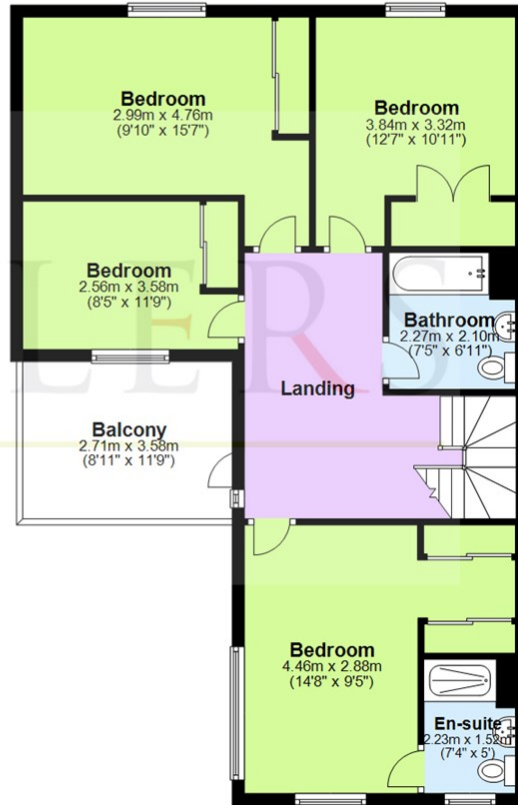


MILLERS
ESTATE AGENTS

Ground Floor



First Floor



Total area: approx. 146.4 sq. metres (1575.4 sq. feet)

Floorplans are provided for guidance only. They are not to scale & must not form any part of a legal contract or be reproduced. Plan produced using PlanUp.

Property Dimensions

Front Garden

Front Door

Entrance Hall

Stairs Ascending

Doors Leading to:

Kitchen Breakfast Room 14'8" x 14'9" (4.46m x 4.50m)

Cloakroom WC

Lounge Dining Room 18'3" x 22'6" (5.55m x 6.85m)

First Floor

Landing Area

Doors Leading to:

Terraced Balcony 8'11" x 11'9" (2.71m x 3.58m)

Bedroom One 14'8" x 9'5" (4.46m x 2.88m)

En-suite 7'4" x 5' (2.24m x 1.52m)

Bedroom Two 9'10" x 15'7" (2.99m x 4.76m)

Bedroom Three 12'7" x 10'11" (3.84m x 3.32m)

Bedroom Four

8'5" x 11'9" (2.56m x 3.58m)

Family Bathroom

Rear Garden

Side Access

Storage / Bin Cupboard

Block Paved Driveway



Directions

START: Millers 65 High Street, Epping, CM16 4BA. Head northeast along High Street B1393 toward the Hastingwood roundabout. Take the 1st exit onto A414. At the next roundabout, take the 2nd exit (stay on) A414. Take second exit at the next roundabout onto Church Langley Way. Turn left onto London Road. Turn right at mini roundabout onto The Chase. Turn Left into Spring Street. Arrive: 17 Spring, Newhall, CM17 9SF.



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			
		79	87
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.