

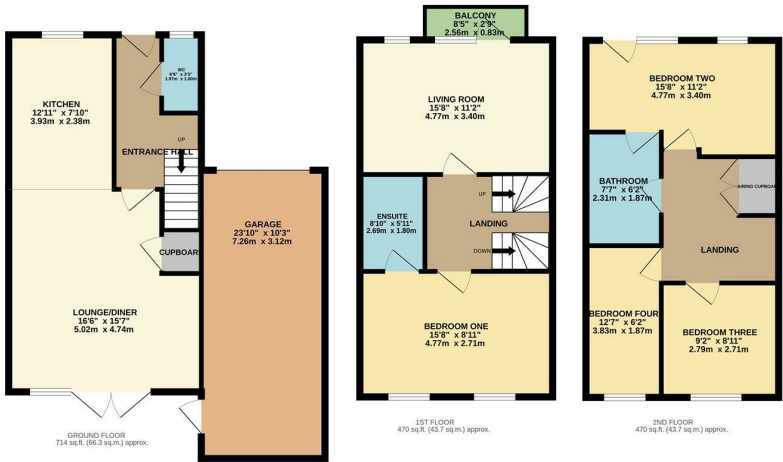


Magpie Road, Harlow, CM17 9GB
£500,000



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Offered with NO ONWARD CHAIN is this immaculately presented, four bedroom semi detached family home, with a garage and driveway in the highly desirable Newhall Development. As you enter there is an entrance hallway leading to an open plan lounge/kitchen/diner with a range of fitted wall and base units and integrated appliances, plus a cloakroom/WC. Upstairs there is a large formal lounge with a balcony and the master bedroom with a stunning en-suite, whilst on the top floor there are three further bedrooms with a 'jack and jill' en-suite/family bathroom to the largest. Outside, the rear garden is mainly laid to lawn with a patio area and direct access to the garage, with the driveway in front. Magpie Road is located just off Barnsley Wood Rise, with excellent schools, cafes, shops and open fields within walking distance, plus the M11 is close by. Please note there is an estate charge in Newhall.



REYLANDJOHNSON/MR
TOTAL FLOOR AREA: 1655 sq. ft. (153.7 sq. m.) approx.
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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating					
	Current	Potential		Current	Potential		
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(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		EU Directive 2002/91/EC		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 firms employment has the authority to make or give any representation or warranty in respect of the property.