



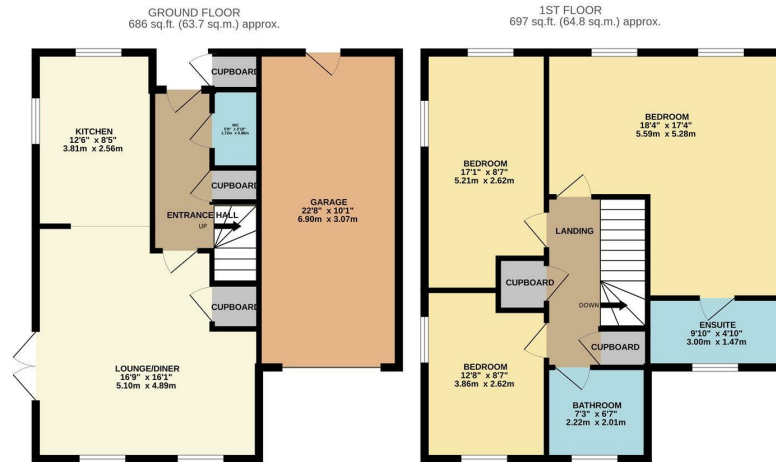
Barnfield Way, Harlow, CM17 9UY
Guide Price £500,000

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Barnfield Way, Harlow, CM17 9UY

Guide Price £500,000 to £525,000

Located in the highly desirable Newhall development is this well presented, three double bedroom detached family home with a garage and driveway. On the ground floor there is an entrance hallway leading to an open plan lounge/diner and modern fitted kitchen with a range of wall and base units with integrated appliances, as well as a cloakroom/WC. Upstairs there are three bedrooms, with the huge master suite including a dressing area and an en-suite shower room, whilst there is also a modern family bathroom with a white three piece suite. Outside, the garden is mainly laid to lawn with a patio area and rear access leading out to the large garage and driveway. Barnfield Way is located in the popular Countryside Homes area of Newhall, within walking distance of excellent local schools, shops, the newly built David Lloyd Leisure Club and local coffee shops, plus open fields and forest areas. The M11 junction 7a and Harlow Mill Train Station are also close by. Please note, this property is subject to an estate charge.



BW/REYLANDJOHNSON
 TOTAL FLOOR AREA: 1383 sq.ft. (128.5 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 | | |
|---|-------------------------|-----------|
| | 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 ₂) Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ 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 ₂ emissions | | |
| 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.

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