



## Bunting Street, Newhall, Harlow, CM17 9GN

Geoffrey Matthew Estates are delighted to offer this immaculately presented, three bedroom, semi-detached family home in the popular residential area of Bunting Street, Newhall. Benefitting from features including en-suite to master bedroom, balcony, ground floor w.c and two allocated parking bays. The property is ideally located for the local school making it a perfect family home and is being offered CHAIN FREE by the current owners.

Early viewings are very highly recommended!

Offers In The Region Of £425,000

# Bunting Street, Newhall, Harlow, CM17 9GN



- Three Bedrooms
- Balcony
- Two Allocated Parking Bays
- Ground Floor W.C
- En-Suite To Master
- CHAIN FREE

## Entrance Hall

## Ground Floor W.C

## Kitchen

12'10 x 8'2 (3.91m x 2.49m)

## Lounge

17'3 x 16' (5.26m x 4.88m)

## First Floor Landing

## Master Bedroom

14'4 x 8'11 (4.37m x 2.72m)

## Ensuite

7'10 x 3'2 (2.39m x 0.97m)

## Bedroom

11'7 x 8'11 (3.53m x 2.72m)

## Bedroom

9'5 x 4'7 (2.87m x 1.40m)

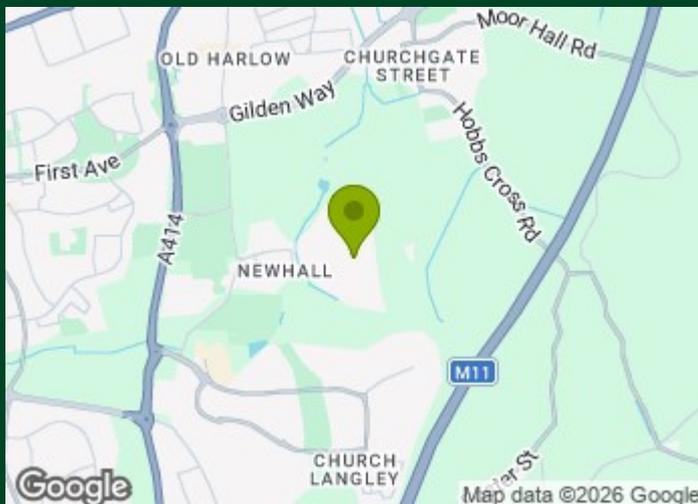
## Bathroom

8' x 6'1 (2.44m x 1.85m)

## Agents Note

The property benefits from two allocated parking bays to the rear of the back garden.

Newhall is subject to an estate charge, currently £108.59 per quarter.



## Directions



# Floor Plan



## Council Tax Details

Harlow Band E

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.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs 92 plus <b>A</b>		Very environmentally friendly - lower CO <sub>2</sub> emissions 92 plus <b>A</b>	
81-91 <b>B</b>		81-91 <b>B</b>	
69-80 <b>C</b>		69-80 <b>C</b>	
55-68 <b>D</b>		55-68 <b>D</b>	
39-54 <b>E</b>		39-54 <b>E</b>	
21-38 <b>F</b>		21-38 <b>F</b>	
1-20 <b>G</b>		1-20 <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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