



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

Viewings to commence Saturday 14th February!

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
- Two Allocated Parking Bays
- En-Suite To Master
- Balcony
- Ground Floor W.C
- 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)

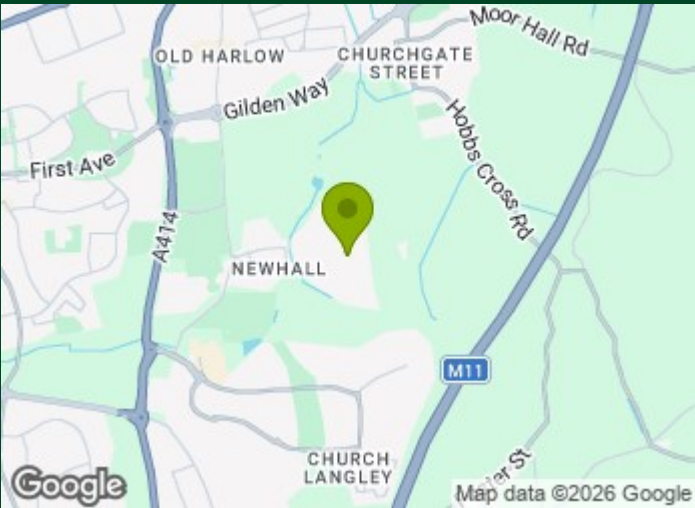
## Bathroom

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

## Agents Note

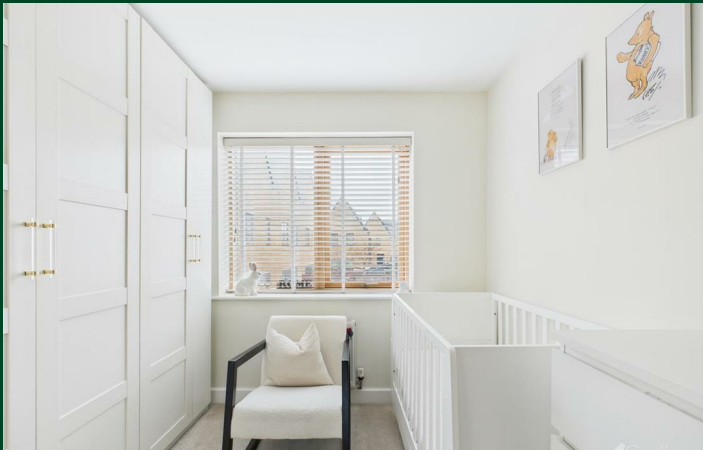
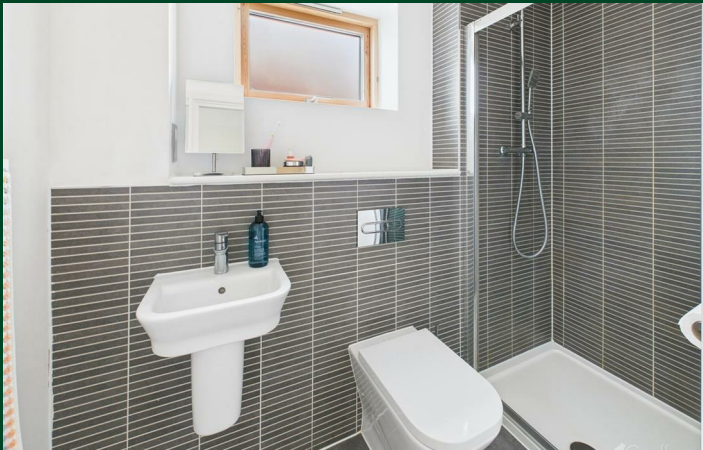
The property benefits from two allocated parking bays to the rear of the back garden.

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 firms 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			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(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	