Canopy Lane | Newhall | Harlow | CM17 9LQ

Guide Price £475,000 - £495,000

clarknewman

Canopy Lane | Newhall

Harlow | CM17 9LQ

Guide Price £475,000

GUIDE PRICE £475,000 - £495,000. A FOUR BEDROOM TOWN HOUSE located on the edge of Newhall. The ground floor comprises of a spacious open plan lounge/kitchen, WC and storage cupboard. The first floor benefits from two bedrooms with the largest bedroom boasting a balcony and en-suite shower room. The second floor features two bedrooms (one with balcony) and a family bathroom suite. To the side of the property there is a carport with electric garage door. The garden is low maintenance with decking and artificial grass. The sellers are also in the process of fitting new carpets throughout. Available with no onward chain. Viewings advised.

- Four Bedrooms
- Detached House
- Carport & Driveway
- Popular Location
- Council Tax Band: E
- EPC Rating: C

Front

Driveway to side with roller garage door to carport. Exterior storage cupboard. External door to entrance hall. Facing woodland with ample on-street parking available.

Entrance Hall

Stairs to first floor. External door to front. Radiator to wall. Internal doors to storage cupboard, WC and open plan living area.

Open Plan Living

16'02" x 19'06" (4.93m x 5.94m)

Double glazed windows and doors to rear aspect facing garden. Three vertical radiators to walls. Open plan to kitchen, internal door to entrance hall.

Kitchen

10'00" x 8'09" (3.05m x 2.67m)

Modern fitted kitchen with a range of wall and base units. Glass worktops and splashbacks with inset stainless steel sink. Integral appliances comprising of electric oven and hob, extractor fan, dishwasher and fridge freezer. Gas boiler located in kitchen cupboard. Double glazed window/door to front. Open plan to living room.

WC

White WC and pedestal sink to wall. Radiator to wall. Internal door to entrance hall.

First Floor Landing

Double glazed window to front. Stairs to ground floor and first floor. Radiator to wall. Internal doors to two bedrooms and airing cupboard housing Megaflow style hot water cylinder.

Bedroom One

13'05" x 9'02" (4.09m x 2.79m)

Double glazed window to rear aspect with double glazed door leading to 20ft balcony. Radiator to wall. Internal doors to first floor landing and ensuite shower room.

Ensuite Shower Room

Double glazed window to rear aspect. Heated towel rail to wall. Extractor fan and shaver sockets. Ceramic sink with chrome mixer tap, large shower cubicle. Internal doors to bedroom and WC.

WC

White WC. Radiator to wall. Internal door to ensuite shower room.

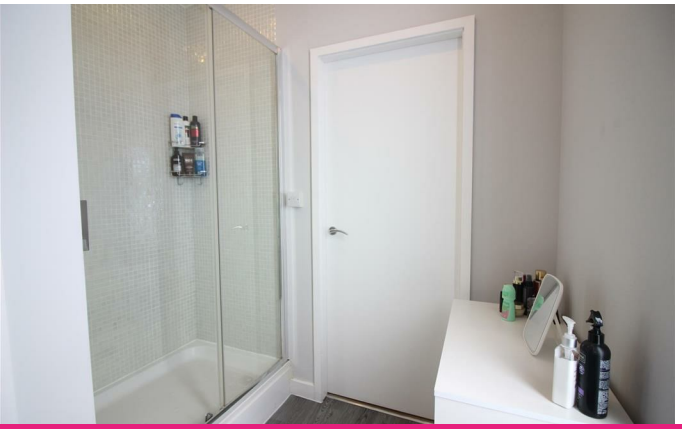
Bedroom Four

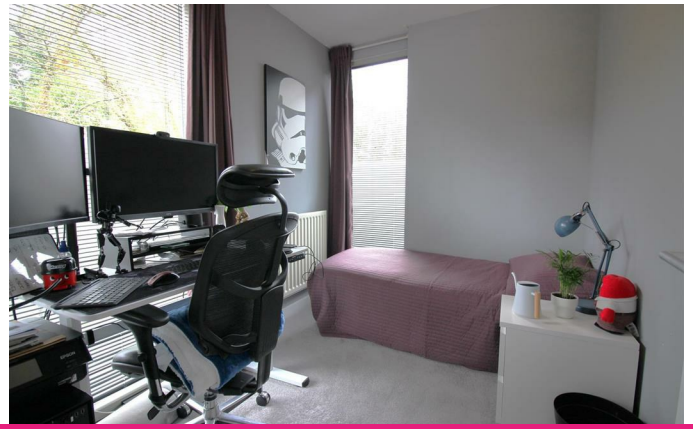
7'02" x 9'02" (2.18m x 2.79m)

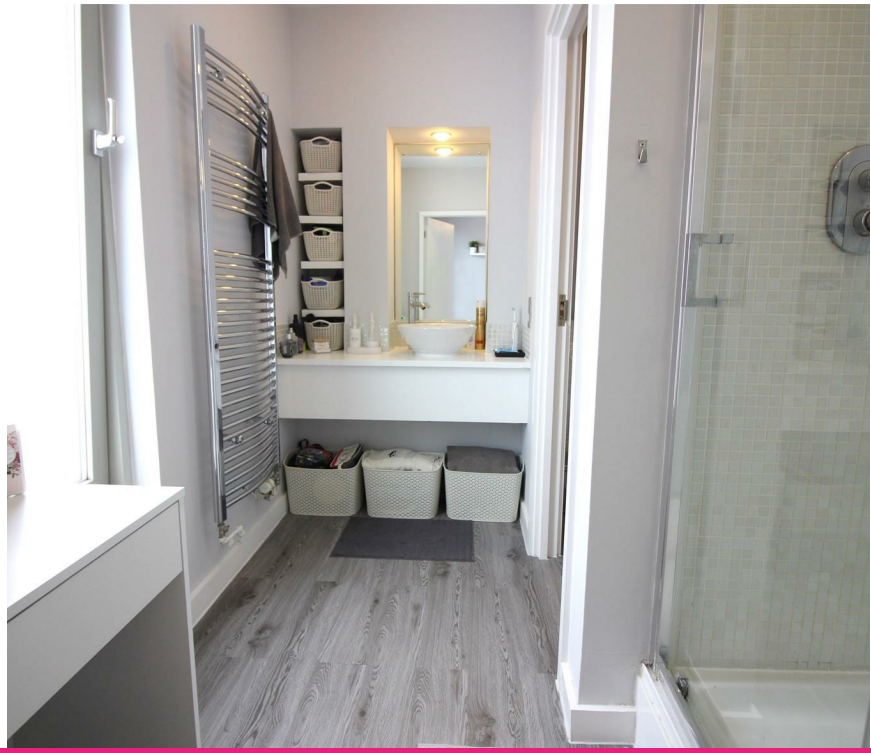
Double glazed windows to front and side aspect with Juliette balcony, radiator to wall. Internal door to first floor landing.

STAR WARS

UNDESIRABLE
No 1
HARRY POTTER







Second Floor Landing
Double glazed window to front. Stairs to first floor. Radiator to wall. Internal doors to two bedrooms, family bathroom and storage cupboard (with plumbing for washing machine).

Bedroom Two
9'11" x 9'05" (3.02m x 2.87m)
Double glazed window to front aspect with double glazed door leading to front balcony. Radiator to wall. Internal door to second floor landing.

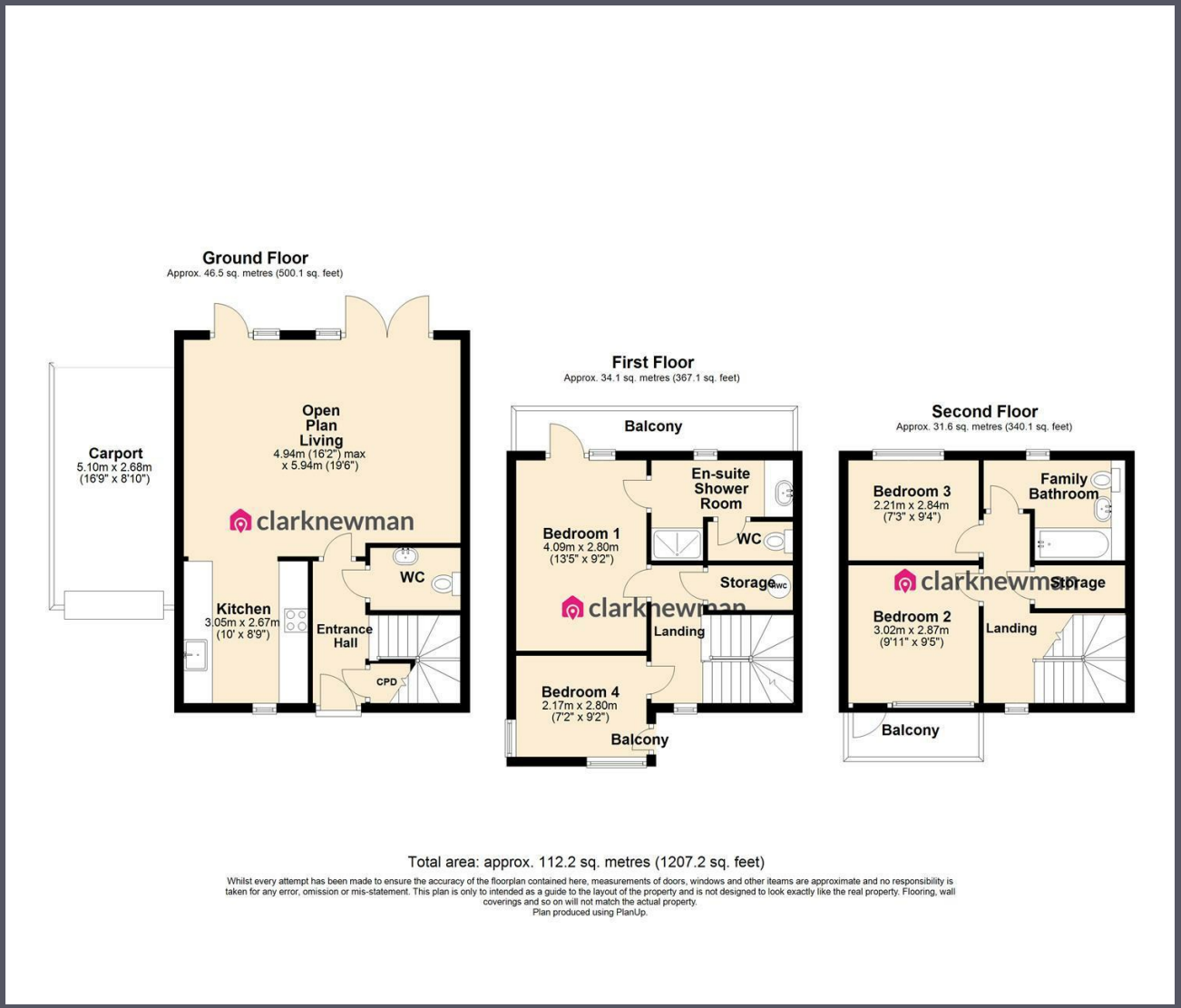
Bedroom Three
7'03" x 9'04" (2.21m x 2.84m)
Double glazed window to rear aspect. Radiator to wall. Internal door to second floor landing.

Family Bathroom
Double glazed window to rear aspect. White three piece suite consisting of WC, sink to wall and bath tub with shower attachment to bath taps. Heated towel rail to wall. Extractor fan and shaver sockets. Internal door to second floor landing.

Garden
East-facing rear garden with large timber decked patio, artificial grass and summer house. Timber gate to carport.

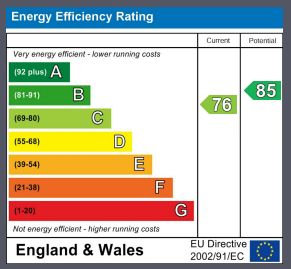
Carport
16'09" x 8'10" (5.11m x 2.69m)
Timber built carport with electric roller door to front. Power sockets and lighting. Open to rear with timber gate to rear garden.

Local Area
Canopy Lane is in an excellent position within Newhall whilst being amongst the local facilities that Newhall has to offer including Co-op food store, two cafes and salons etc. Newhall is also a short drive to the new junction 7A of the M11. Harlow Town train station his direct trains running to London Tottenham Hale, London Liverpool Street and Cambridge. Newhall is also only 6.5 miles to Epping Underground Station situated on the Central Line. Canopy Lane is also walking distance to Newhall Primary School, Fawbert & Barnard Infant' School and Mark Hall Academy (secondary school).



Total area: approx. 112.2 sq. metres (1207.2 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is only to intended as a guide to the layout of the property and is not designed to look exactly like the real property. Flooring, wall coverings and so on will not match the actual property.
Plan produced using PlanUp.



Equity House
4-6 Market Street
Harlow
Essex
CM17 0AH
01279 400444
hello@clarknewman.co.uk
www.clarknewman.co.uk