



Dewsleys Lane | Newhall | Harlow | CM17 9TL

Offers In Excess Of £495,000



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AN IMMACULATE THREE DOUBLE BEDROOM link-detached home with driveway and garage. The ground floor comprises of a spacious entrance hall with WC, a modern fitted kitchen with glass splashbacks and quartz worksurfaces and a large open plan lounge diner. Upstairs benefits from three double bedrooms, ensuite and family bathroom. The garage is being used as a gym with bi-fold doors opening into the South-facing rear garden. Viewings advised.

- Three Double Bedrooms
- Link-Detached Home
- Driveway & Garage
- Immaculate Throughout
- Council Tax Band: D
- EPC Rating: B

#### Front

Front garden with a variety of established plants and block paved path leading to front door. Driveway with access into garage via up and over garage door.

#### Entrance Hall

11'00" x 4'07" (3.35m x 1.40m)

Solid external door to front. Stairs to first floor. Internal doors to living room and WC. Recessed spotlights in ceiling. Heating thermostat to wall.





### WC

5'00" x 3'00" (1.52m x 0.91m)

Double glazed window to front aspect. Part tiled walls with white WC and sink to wall. Chrome heated towel rail to wall. Recessed spotlights in ceiling. Internal door to entrance hall.

### Living Room

18'00" x 16'06" (5.49m x 5.03m)

Double glazed windows and double doors to garden with fitted blinds. Internal doors to entrance hall and under stairs storage cupboard. Radiators to walls. Open plan to kitchen.

### Kitchen

11'00" x 8'03" (3.35m x 2.51m)

Double glazed window to front with fitted shutters. Modern fitted kitchen with inset sink and newly installed quartz worktops and glass splashbacks. Integral appliances including double oven, hob, cooker hood, dishwasher, fridge and freezer. Gas combination boiler located in cupboard. Recessed spotlights in ceiling. Open plan to living room.

### Landing

14'00" x 7'01" (4.27m x 2.16m)

Stairs to ground floor. Internal doors to bedrooms, family bathroom and airing cupboard. Loft hatch.

### Bedroom One

12'00" x 15'06" (3.66m x 4.72m)

Three double glazed windows to rear aspect, all with fitted shutters. Two radiators to walls. Heating thermostat to wall. Internal doors to landing and ensuite. Loft hatch.

### Ensuite

5'00" x 8'09" (1.52m x 2.67m)

Double glazed window to front. Part tiled walls with vanity sink, WC and shower cubicle. Chrome heated towel rail. Shaver socket to wall. Internal door to bedroom.

### Bedroom Two

17'00" x 11'06" (5.18m x 3.51m)

Double glazed window to rear aspect, radiator to wall. Internal door to landing.



### Bedroom Three

12'00" x 8'10" (3.66m x 2.69m)

Double glazed window to front aspect, radiator to wall.  
Internal door to landing.

### Family Bathroom

6'00" x 7'03" (1.83m x 2.21m)

Double glazed window to front. Part tiled walls with white  
WC, vanity sink and bath with shower above. Chrome heated  
towel rail. Shaver socket to wall. Internal door to landing.

### Garage/Gym

18'00" x 9'10" (5.49m x 3.00m)

Electric up and over garage door to front, double glazed bi-  
folding doors to rear. Electric sockets to wall and lighting  
above. Currently being used as a gym.

### Garden

South-facing low maintenance garden comprising of artificial  
turf, porcelain tiles and fixed seating area. Timber shed.  
Double glazed doors into living room, double glazed bi-folds  
to garage.

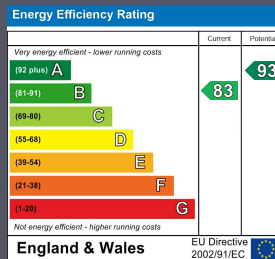
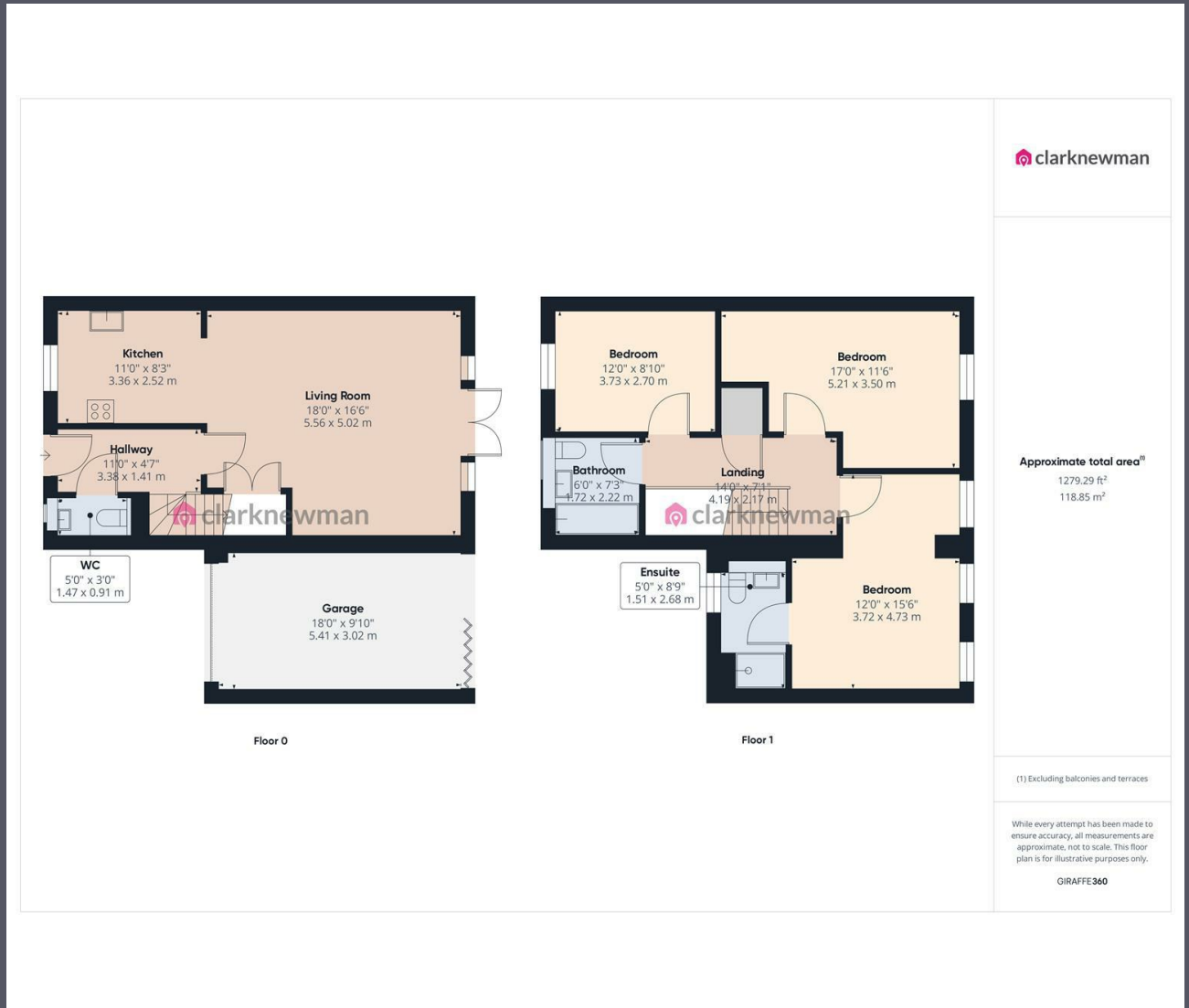
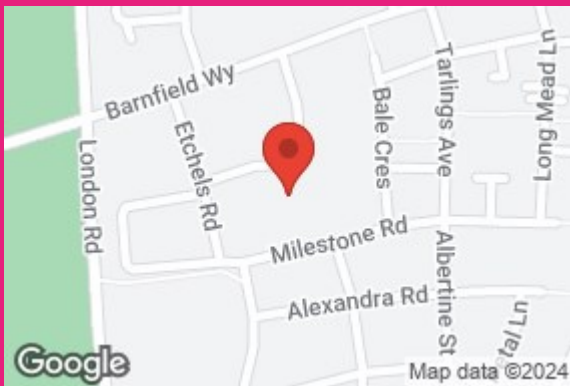
### Local Area

Dewsleys 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 has 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. Dewsleys  
Lane is also walking distance to Newhall Primary School,  
Fawbert & Barnard Infant' School and Mark Hall Academy  
(secondary school).

### Agents Notes

The property was built in 2020 and still within the initial 10-  
year NHBC new build warranty.





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