



Sparrowhawk Way | Newhall | Harlow | CM17 9GW

Asking Price £700,000



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AN IMMACULATE FOUR DOUBLE BEDROOM DETACHED HOME located within the popular Newhall development. This well-maintained property has been thoughtfully enhanced throughout, with standout features including a beautifully landscaped garden and luxurious bathrooms. The ground floor offers a spacious entrance hall leading to a study, living room, and a modern fitted kitchen/diner. Upstairs there are four double bedrooms, a family bathroom, and the primary bedroom benefits from an en-suite and private balcony. Occupying one of the largest plots within the development, the property also enjoys a south-facing rear garden. To the side, there is a driveway providing parking for up to three cars, along with a garage measuring 23' in length. Online virtual tour available.

- Four Double Bedrooms
- Detached Home
- Driveway & Garage
- Large Plot
- Council Tax Band: F
- EPC Rating: C

#### Front

Block paved path and driveway with space for three cars. Well established shrubs to front of property. Side access into garden via timber gate.

#### Entrance Hall

9'11" x 7'11" (3.02m x 2.41m)

External glazed door to front. Part panelled walls with radiator to wall. Stairs to first floor. Internal doors to kitchen diner, living room, study and WC.

#### Living Room

12'11" x 15'2" (3.94m x 4.62m)

Double glazed windows and doors to garden, double glazed window to side. Radiator to wall. Internal door to entrance hall, double doors to kitchen diner.





### Kitchen Diner

27'0" x 10'4" (8.23m x 3.15m)

Double glazed windows to front and side aspect with double glazed door and window to garden. Modern fitted kitchen with a range of wall and base units, laminate worktops and stainless steel sink and drainer. Integral appliances including electric oven and hob, dishwasher and washing machine. Gas boiler housed within wall unit. Plumbing for water supply to fridge. Ample space for dining table. Internal door to entrance hall, double doors to living room.

### Study

11'10" x 10'2" (3.61m x 3.10m)

Double glazed windows on corner aspect, radiator to wall. Internal door to entrance hall and under stairs cupboard.

### WC

2'11" x 5'4" (0.89m x 1.63m)

Part tiled bathroom suite with white WC and sink to wall. Radiator to wall. Internal door to hallway.

### Landing

3'5" x 8'1" (1.04m x 2.46m)

Double glazed window to side aspect, radiator to wall. Airing cupboard housing hot water cylinder. Internal doors to bedrooms and family bathroom. Loft hatch above.

### Bedroom One

10'1" x 15'8" (3.07m x 4.78m)

Double glazed windows on two aspects with double glazed door out to balcony. Radiator to wall. Internal doors to landing and ensuite.

### En-suite

6'11" x 4'11" (2.11m x 1.50m)

Fully tiled luxury shower room fitted July 2025, comprising of white WC, vanity sink and walk-in shower with glass screen and thermostatic shower to wall. Chrome heated towel rail to wall. Large mirror with built in lighting. Double glazed window to side aspect. Electric point for toothbrush/shaver socket. Internal door to bedroom.

### Balcony

4'6" x 15'4" (1.37m x 4.67m)

Spacious decked balcony with glass balustrade to front of property. Double glazed door to bedroom.

### Bedroom Two

9'2" x 15'8" (2.79m x 4.78m)

Double glazed window to rear aspect. Radiator to wall. Internal door to landing.

### Bedroom Three

12'11" x 10'3" (3.94m x 3.12m)

Double glazed window to side and rear aspects. Radiator to wall. Fitted wardrobes. Internal door to landing.





### Bedroom Four

11'7" x 10'1" (3.53m x 3.07m)

Double glazed windows to front and side aspects. Radiator to wall. Fitted wardrobes. Internal door to landing.

### Family Bathroom

7'0" x 5'10" (2.13m x 1.78m)

Fully tiled luxury bathroom fitted July 2025, comprising of white WC, vanity sink and bath with shower attachment. Chrome heated towel rail to wall. Large mirror with lighting and built-in Bluetooth speaker. Electric point for toothbrush/shaver socket. Internal door to landing.

### Garden

South-facing rear garden (one of the largest gardens within Newhall). The garden is easy to maintain with a combination of patio, artificial turf and established raised flower beds. At the rear of the garden is a raised deck with a bar, great for hosting and entertaining. Throughout the garden there is ambient lighting, an exterior tap and power sockets. Access to side/front via timber gate. Access into garage via glazed door to side.

### Garage

23'3" x 10'1" (7.09m x 3.07m)

A one-and-a-half-car garage, with ample room for parking and a utility area at the rear. Lighting and power sockets available. Up and over door to front. Glazed door into garden.

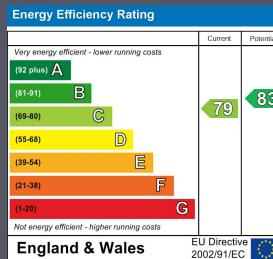
### Local Area

Sparrowhawk Way 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. Sparrowhawk Way is also walking distance to Newhall Primary School and Mark Hall Academy (secondary school). There is also a new David Lloyd leisure centre within approximately one mile.

### HMRC AML

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 plus VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.





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