



High Chase | Newhall | Harlow | CM17 9SA

£2,300 Per Month

 clarknewman

**High Chase | Newhall
Harlow | CM17 9SA
£2,300 Per Month**

A FOUR BEDROOM TOWN HOUSE with allocated parking to rear. The ground floor comprises of a spacious entrance hall, WC, large living room and open-plan kitchen. The first floor benefits from a family bathroom, double bedroom to the front and two single bedrooms to the rear. The top floor hosts a huge bedroom with separate dressing room, balcony and en-suite bathroom. The rear garden is split across two levels and easy to maintain. The property is available unfurnished NOW. This is a non-smoking property and the landlord does not allow pets. Online virtual tour available.

- Four Bedrooms
- Allocated Parking
- Council Tax Band: E
- Town House
- Available NOW
- EPC Rating: A

Front

Block paved front with alcove for bins. External door to entrance hall. Two allocated parking spaces to rear. Rear access into garden via side and rear gate.

Entrance Hall

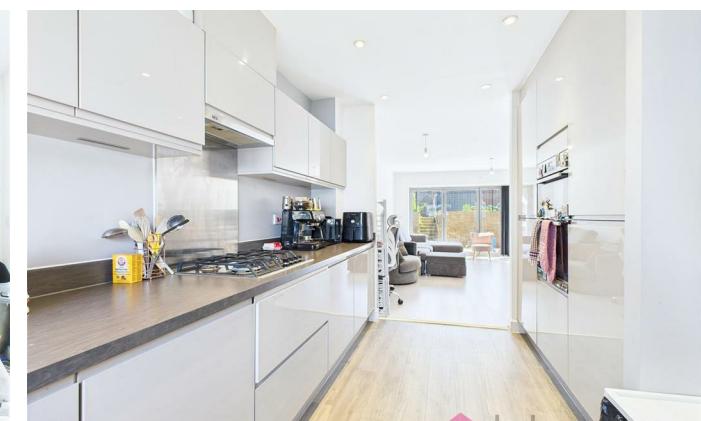
6'11" x 4'9" (2.11m x 1.45m)
External door and double glazed window to front. Stairs to first floor. Radiator to wall. Under stairs storage cupboard. Internal doors to WC, living room and kitchen.

WC

5'4" x 2'10" (1.63m x 0.86m)
White WC and vanity sink. Radiator to wall. Internal door to entrance hall. Extractor fan above.



 **clarknewman**





Living Room

17'5" x 15'9" (5.31m x 4.80m)

Double glazed bi-folding doors to rear, radiator to wall.

Internal door to entrance hall, open plan to kitchen.

Kitchen

13'3" x 9'1" (4.04m x 2.77m)

Double glazed window to front. Modern fitted kitchen with a range of gloss wall and base units, laminate worktops, stainless steel 1.5 sink and drainer. Gas boiler located within kitchen units. Integral appliances including double oven, dishwasher, washing machine, fridge freezer, gas hob and cooker hood above. Internal door to entrance hall. Open plan to living room.

First Floor Landing

13'10" x 3'4" (4.22m x 1.02m)

Stairs to ground floor and second floor. Radiator to wall.

Internal doors to bathroom and bedrooms 2, 3 and 4. Airing cupboard housing hot water cylinder.

Bedroom Two

12'3" x 12'3" (3.73m x 3.73m)

Two double glazed windows to front aspect, radiator to wall. Internal door to landing.

Bedroom Three

11'4" x 7'9" (3.45m x 2.36m)

Double glazed window to rear aspect, radiator to wall.

Internal door to landing.

Bedroom Four

10'9" x 7'10" (3.28m x 2.39m)

Double glazed window to rear aspect, radiator to wall.

Internal door to landing.

Family Bathroom

7'0" x 5'7" (2.13m x 1.70m)

Part tiled bathroom suite comprising of white WC, pedestal sink and bath. Chrome heated towel rail to wall, extractor fan above. Internal door to landing.



Second Floor Landing

3'6" x 3'4" (1.07m x 1.02m)

Stairs to first floor. Internal door to bedroom. External door to balcony.

Bedroom One

16'7" x 12'2" (5.05m x 3.71m)

Double glazed window and door to rear aspect, out to balcony. Radiator to wall. Internal doors to landing and dressing room.

Balcony

3'8" x 16'4" (1.12m x 4.98m)

South-East facing balcony with decked floor and glass balustrade. External doors to landing and bedroom.

Dressing Room

9'6" x 7'3" (2.90m x 2.21m)

Double glazed window to front. Built-in wardrobes with mirrored sliding doors. Radiator to wall. Internal doors to bedroom and en-suite.

En-suite Bathroom

9'6" x 5'8" (2.90m x 1.73m)

Double glazed window to front. Part tiled bathroom suite comprising of white WC, pedestal sink and bath. Glass shower cubicle with chrome thermostatic shower. Chrome heated towel rail to wall, extractor fan above. Internal door to dressing room.

Rear Garden

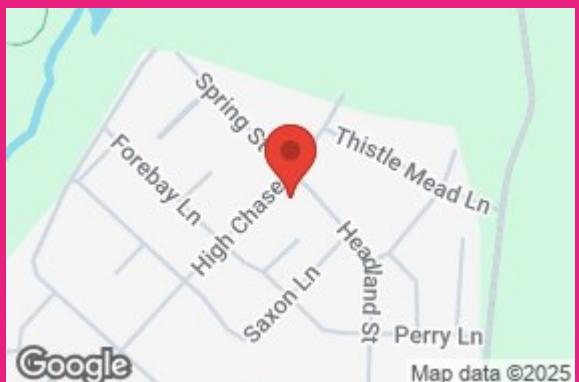
South-East facing rear garden split across two tiers with patio on lower tier and artificial turf up top with timber shed.

Access to front via side alley, access to rear parking via timber gate. Exterior tap to wall.

Local Area

High Chase is located within an excellent position within Newhall being amongst the local facilities that Newhall has to offer including convenience stores, coffee shops and salons. Newhall is also a short drive to the new junction 7A of the M11. A new David Lloyd leisure centre is also under construction only a short walk away. High Chase is also less than 0.1 miles to Newhall Primary Academy and Smiles Montessori Nursery. The closest secondary school is Mark Hall Academy, less than 1 mile away.





clarknewman

Approximate total area⁽¹⁾
1336 ft²
124.2 m²

Balconies and terraces
60 ft²
5.6 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs (A2 plus)	A	100
(B1-91)	B	
(B2-80)	C	
(D5-68)	D	
(E3-54)	E	
(F21-38)	F	
(G1-20)	G	
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

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