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Church Langley Way
Harlow CM17 9TE
Tel: 01279 410084

Round House Way, Harlow, CM17 9SF
£440,000

- Four Bedroom Link-Detached House
- Freehold
- En-suite and dressing room to master bedroom
- Ease of access to the A414, M11 & M25
- Newhall location

Kings Group - Church Langley are delighted to offer For Sale, this CHAIN FREE, FOUR BEDROOM LINK-DETACHED HOUSE on Round House Way, Newhall. This stunning property offers ample living space with a large reception room, kitchen/diner, downstairs WC, four double bedrooms with en-suite and dressing room to the master bedroom, family bathroom, sun deck and spacious rear garden. The property also has the added benefit of off-street parking.

Located in the highly sought after Newhall development, the property is within the catchment area of both Church Langley Primary school, and Mark Hall Academy, as well as being situated close to Newhall Primary school opening in 2019. There are a local shops and amenities a short walk from the property, in addition to the property being within a short drive to Edinburgh Way retail outlets and Harlow Town Centre. There is also ease of access to Harlow Mill station and excellent road links to the A414, M11 & M25 offering direct routes to London and Stansted Airport. An excellent family home, this property should not be missed, so arrange a viewing, please contact us on 01279 410084

Entrance Hallway

Entrance doorway, solid wood flooring, power points, phone point, stairs to first floor landing, doors leading to:

Reception Room

22'6 x 18'6 (6.86m x 5.64m)

Double Glazed rear aspect windows, radiator, solid wood flooring, power points, TV aerial point, phone point, French doors leading to rear garden

Kitchen / Diner

15' x 14'11 (4.57m x 4.55m)

Double Glazed front and side aspect windows, solid wood flooring, range of wall and base units, integrated electric oven, gas hob, space for fridge-freezer, integrated washing machine, integrated dishwasher, drainer unit, partially tiled walls, power points.

Downstairs WC

Laminate flooring, partially tiled walls, low level WC, wash basin, single radiator.

First Floor Landing

Carpeted flooring, door leading to Sun Deck, loft access, power points, doors leading to:

Bedroom 1

14'10 x 9'8 (4.52m x 2.95m)

Double Glazed front aspect windows, radiator, carpeted flooring, walk in wardrobe x 2, power points, dressing area, door leading to:

En-Suite

Double Glazed opaque front aspect windows, low level WC, wash basin, heated towel rail, walk in thermostatically controlled shower, partially tiled walls, tiled flooring

Bedroom 2

15'8 x 9'11 (4.78m x 3.02m)

Double Glazed rear aspect windows, carpeted flooring, radiator, phone point, power points.

Bedroom 3

12'6 x 11'11 (3.81m x 3.63m)

Double Glazed rear aspect windows, carpeted flooring, radiator, phone point, power points.

Bedroom 4

11'11 x 9'6 (3.63m x 2.90m)

Double Glazed front aspect windows, radiator, carpeted flooring, phone point, power points.

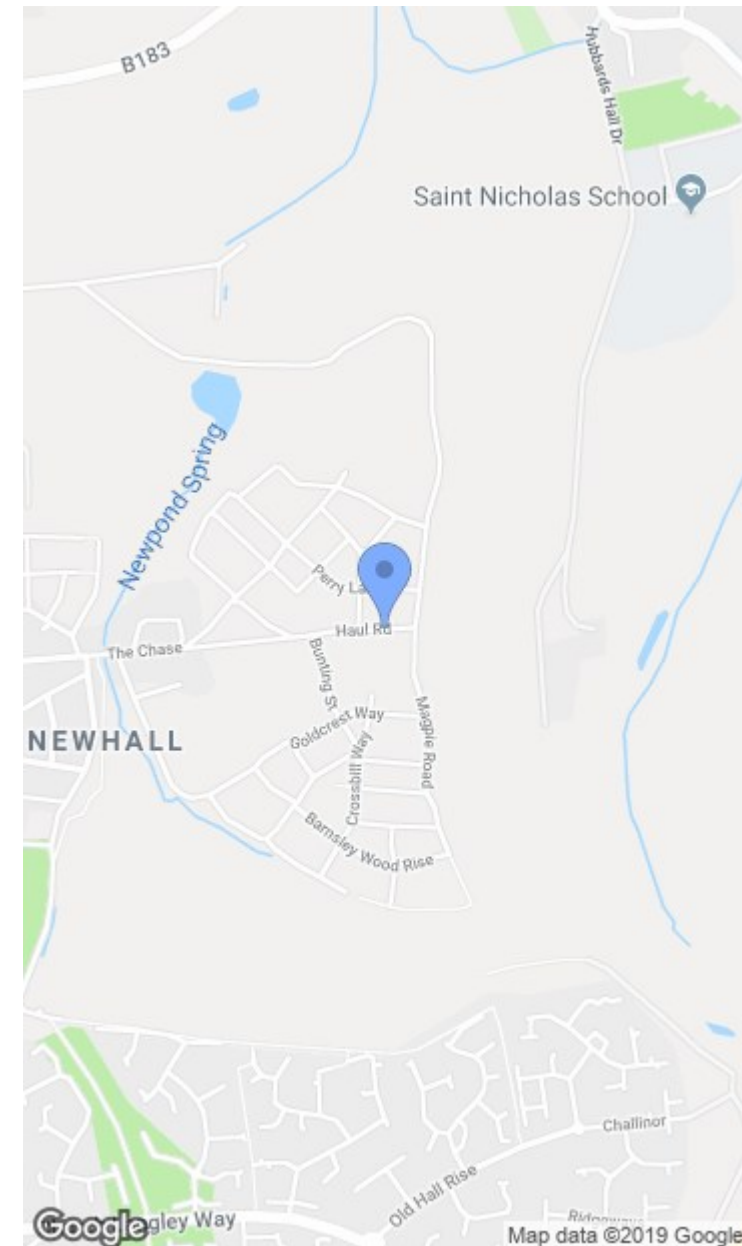
Sun Deck

Front facing balcony, space for furniture, wooden decking.

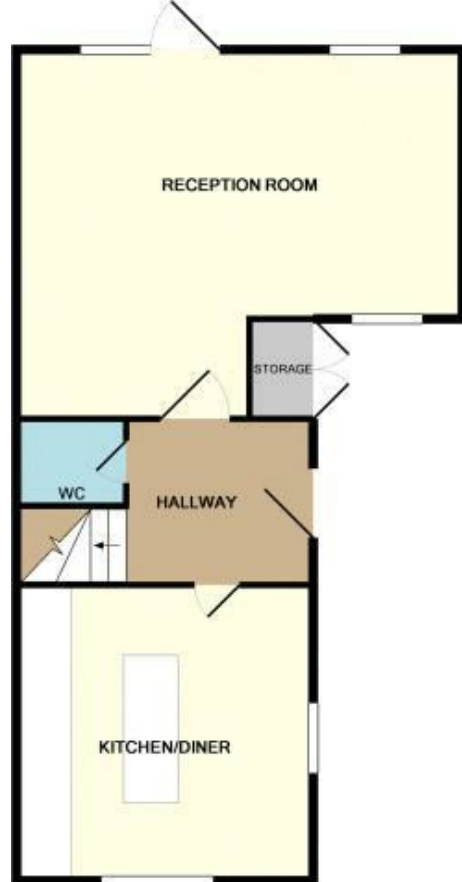
Garden

"L" shaped rear garden, mostly laid to lawn, sandstone patio area, outside water tap, side access, wooden shed.

- Chain Free
- Off-Street Parking and Car Port
- Within the catchment of Church Langley Primary school & Mark Hall Academy.
- Local shops and amenities are nearby
- Good size "L" shape garden







GROUND FLOOR
APPROX. FLOOR
AREA 68.1 SQ.M.
(733 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 72.5 SQ.M.
(781 SQ.FT.)

TOTAL APPROX. FLOOR AREA 140.6 SQ.M. (1514 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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