



## Simplicity Lane, Newhall, Harlow, CM17 9JZ

Nestled in the charming area of Simplicity Lane, Newhall, Harlow, this delightful split level maisonette offers a perfect blend of comfort and modern living. With two well-proportioned bedrooms master bedroom with dressing area and en-suite, this property is ideal for small families, couples, or individuals seeking a serene retreat.

Upon entering, you are welcomed into a spacious porch and hall way. The layout is thoughtfully designed to maximise space and light, creating a bright and airy environment throughout.

The maisonette boasts two bathrooms, a rare feature that adds convenience and privacy for residents. This is particularly beneficial for busy households, ensuring that morning routines run smoothly.

The location of this property is another significant advantage over looking the central green park. Situated in a peaceful neighbourhood, it offers a sense of community while still being within easy reach of local amenities, schools, and transport links. Harlow itself is known for its green spaces and recreational facilities, making it an excellent choice for those who enjoy outdoor activities.

**Price Guide £350,000**

# Simplicity Lane, Newhall, Harlow, CM17 9JZ



- Share of Freehold
- Carport and Parking Space
- 1052 sq ft
- Chain Free
- Split Level Maisonette
- 2 Double Bedrooms
- Over looks Green Park area
- Sunroom
- 2 Bathrooms
- Master Bedroom plus Dressing area

## Entrance Hall

7'5 x 4'6 (2.26m x 1.37m)

## Hallway

4'0 x 15'7 (1.22m x 4.75m)

## Bedroom One

59'0""19'8" x 29'6""13'1" (18'6 x 9'4)

## En-suite

5'5 x 7'6 (1.65m x 2.29m)

## Dressing Room

6'0 x 5'8 (1.83m x 1.73m)

## Bedroom Two

14'3 x 12'2 (4.34m x 3.71m)

## Bathroom

5'4 x 6'11 (1.63m x 2.11m)

## Stairs leading to first floor

## Kitchen/Living area

14'4 x 19'4 (4.37m x 5.89m)

## Kitchen Area

10'11 x 6'11 (3.33m x 2.11m)

## Sun Room

7'5 x 4'5 (2.26m x 1.35m)

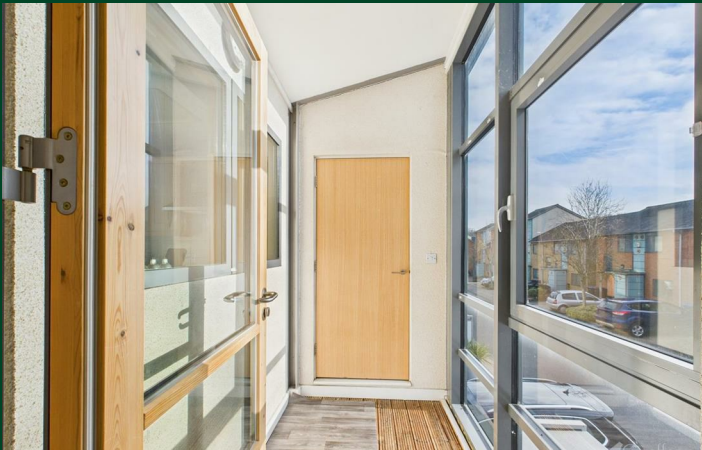
## Lease and Service charge details

lease 999 Years  
From 2003  
Share of Freehold Newhall  
Estate charge £105 qtr

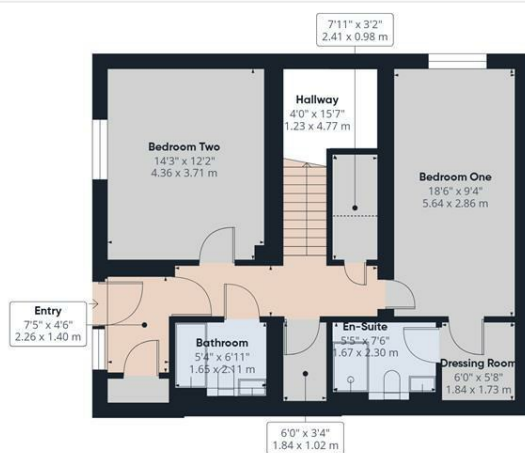


## Directions





## Floor Plan



### Floor 0



### Floor 1



Geoffrey  
Matthew

Approximate total area<sup>(1)</sup>1052 ft<sup>2</sup>97.7 m<sup>2</sup>

### Reduced headroom

14 ft<sup>2</sup>1,3 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

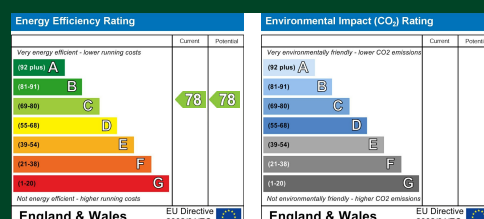
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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## Council Tax Details

## Band

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