

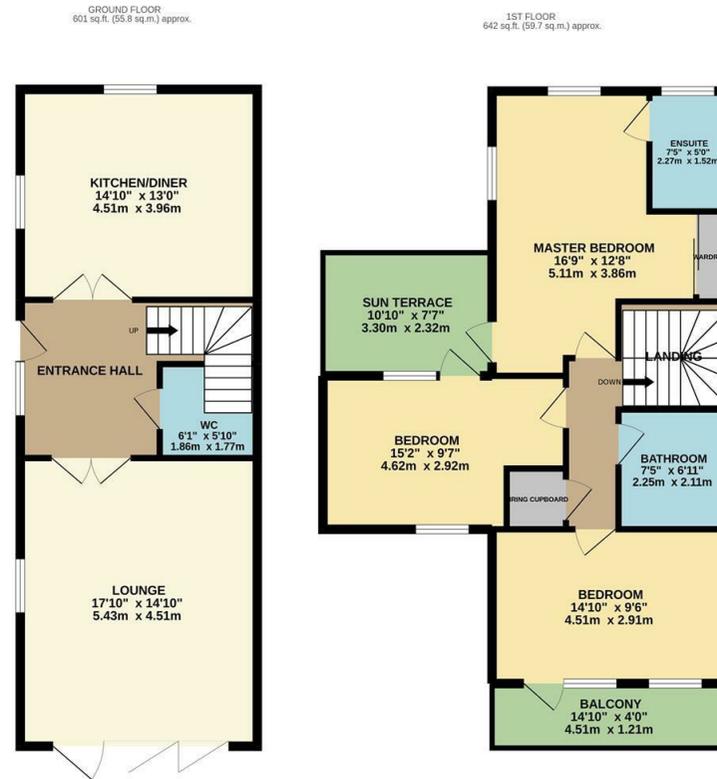


Woodland Way, Newhall, CM17 9SQ
£535,000

3 2 2 B

Woodland Way, Newhall, CM17 9SQ

A stunning three bedroom family home in a sought after location, overlooking woodland. The property was built by Bellway Homes in 2017 and offers generous accommodation over two floors with the ground floor comprising of a spacious entrance hall, cloakroom/W.C, kitchen/diner with feature island and a range of fitted wall and base units and a bright and airy lounge with bi-fold doors opening onto the rear garden. The first floor has three double bedrooms, family bathroom, en-suite shower room and sun terrace to the front and rear of the property. Parking is offered to the side with an en-close driveway and the rear garden is landscaped with patio and astoTurf.



TOTAL FLOOR AREA: 1243 sq.ft. (115.5 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) A		
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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