



Barnfield Way, Harlow, CM17 9TN  
£320,000

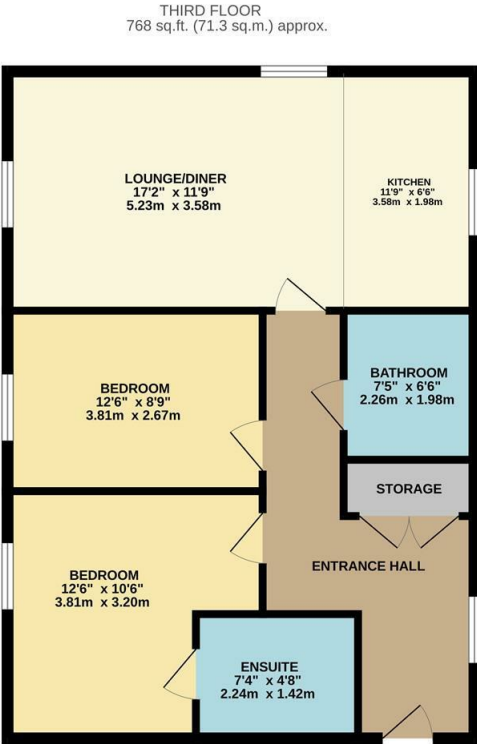




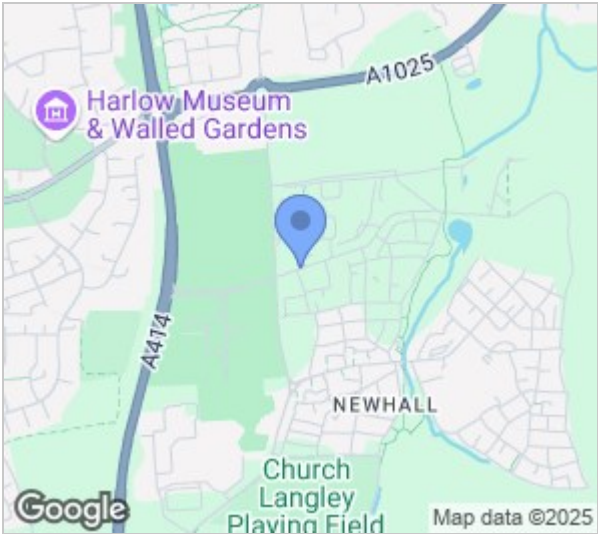
# Barnfield Way, Harlow, CM17 9TN

Found in the hugely popular Newhall Development and only built a short while ago is this spacious two double bedroom top floor apartment with allocated parking for two cars. The property offers two double bedrooms, including an en-suite to the master, a modern fitted family bathroom with white three piece suite, open plan style lounge/diner/kitchen with a range of wall and base units, plus integral appliances. Barnfield Way is located just off Old Oaks Lane, a stones throw from local shops, coffee shops, the incoming David Lloyd Leisure Centre, schools and open fields.

Lease Remaining: 245 years. Service Charge: £1400 per year. Ground Rent: £500 per year.



TOTAL FLOOR AREA: 768 sq.ft. (71.3 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		
(92 plus) A		
(81-91) B	83	83
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.