



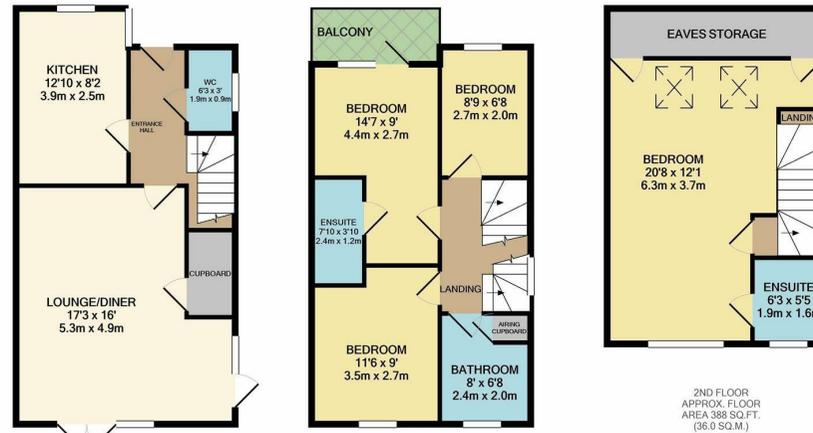
Barnsley Wood Rise, Harlow, CM17 9GG  
Guide Price £450,000

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# Barnsley Wood Rise, Harlow, CM17 9GG

\*Guide Price £450,000 to £475,000\*

Offered with NO CHAIN is this well presented four bedroom semi detached family home, located in the highly popular Newhall Development. On the ground floor the entrance hallway leads to a large lounge/diner, modern kitchen with a range of fitted wall and base units with integrated appliances and a cloakroom/WC. Upstairs there are three bedrooms with an en-suite and balcony to the original master bedroom (now bedroom two) and a family bathroom with a white three piece suite, while on the top floor is a huge dual aspect master bedroom with a further en-suite. The rear garden is mainly laid to lawn, with decked and patio areas and side access to the driveway for two cars. Barnsley Wood Rise is located just off Sparrowhawk Way, with excellent local schools, nurseries, shops, open fields and woodlands only a few minutes walk away. Please note there is an estate charge with this property in the region of £425.00 per annum.



GROUND FLOOR APPROX. FLOOR AREA 459 SQ.FT. (42.6 SQ.M.)

1ST FLOOR APPROX. FLOOR AREA 424 SQ.FT. (39.4 SQ.M.)

2ND FLOOR APPROX. FLOOR AREA 388 SQ.FT. (36.0 SQ.M.)

BWR/REYLANDJOHNSON  
TOTAL APPROX. FLOOR AREA 1271 SQ.FT. (118.1 SQ.M.)  
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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| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         | 94        |
| (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 <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) A   |  |                         | 96        |
| (81-91) B   |  | 84                      |           |
| (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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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