



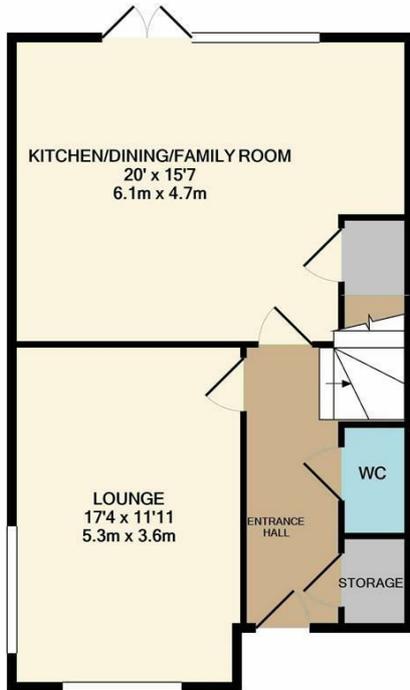
**Bullfinch Road, Newhall, CM17 9FT**  
**£1,800 Per Month**

- Four Bedrooms
- Detached House
- Available August 2021
- Unfurnished
- Garage & Driveway
- Balcony

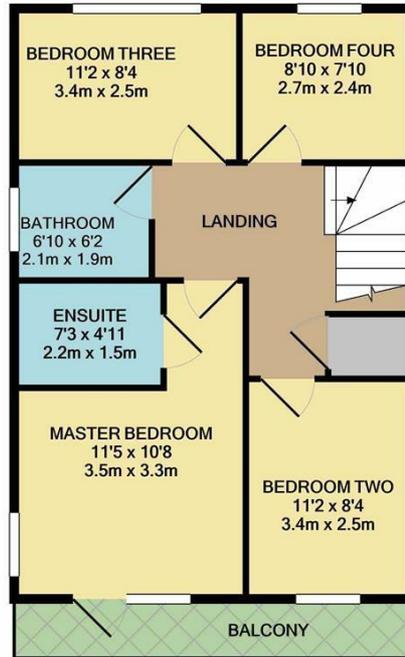
# Bullfinch Road, Newhall, CM17 9FT

## £1,800 Per Month

Available in August 2021 on an unfurnished basis, this four bedroom detached house with balcony, en-suite shower room, garage and driveway is found in the popular Newhall development. The property comprises an entrance hall with cloakroom/WC, lounge, kitchen/family room, landing, family bathroom, en-suite shower room and four bedrooms. Other benefits include a rear garden with patio area. Bullfinch Way is found just off Crossbill Way with newly built schools, shops and open fields within walking distance.



GROUND FLOOR  
APPROX. FLOOR  
AREA 632 SQ.FT.  
(58.7 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 598 SQ.FT.  
(55.5 SQ.M.)

BF/REYLANDJOHNSON  
TOTAL APPROX. FLOOR AREA 1230 SQ.FT. (114.2 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			92
(81-91) B		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			93
(81-91) B		83	
(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.