

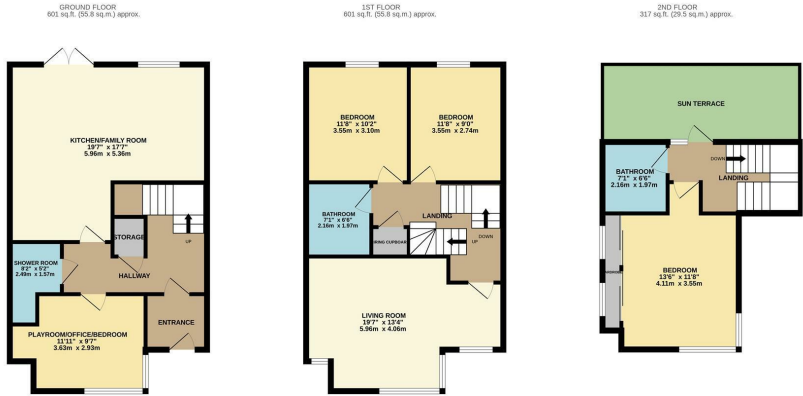


Milestone Road, Harlow, CM17 9NW
£475,000



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This immaculately presented three/four bedroom town house is located in the desirable Newhall development and includes a double garage and parking. On the ground floor there is an entrance hallway leading to a large open plan kitchen/family room, with a range of modern wall and base units with integrated appliances, a playroom/office which was originally built as a bedroom, plus a shower room. Upstairs there is a bright lounge, two double bedrooms and a stunning family bathroom with a white three piece suite, whilst on the top floor there is the master bedroom, a bathroom and a beautiful sun terrace with views over Newhall. Outside the south facing rear garden is mainly laid to lawn with a decked area and access to the double garage, with an additional parking space to the front. Milestone Road is located just a short walk from excellent schools, shops, coffee shops and open fields and play areas. Please note this property is subject to an estate charge.



TOTAL FLOOR AREA: 1538 sq ft (141.0 sq m.) approx.
While 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			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		88	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			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.