

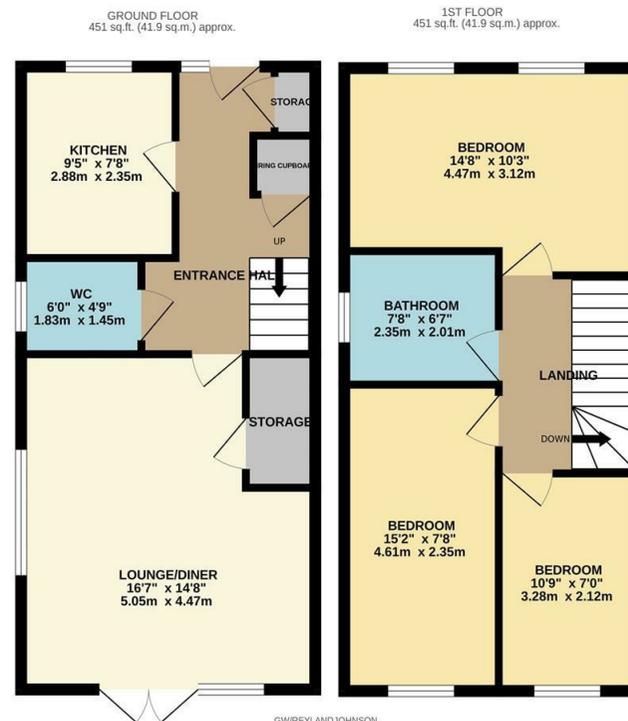


Goldcrest Way, CM17 9GC, Harlow, CM17 9GQ  
£400,000

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# Goldcrest Way, CM17 9GC, Harlow, CM17 9GQ

Located on the desirable Newhall Development is this three bedroom semi detached house with a large driveway. On the ground floor there is an entrance hallway leading to a large lounge/diner, modern fitted kitchen with a range of wall and base units with integrated appliances and a cloakroom/WC, whilst upstairs there are three bedrooms and a family bathroom with a stunning white three piece suite. Outside the rear garden is mainly laid to lawn with a patio area, shed and side access out to the driveway. Goldcrest Way is located at the top of Newhall, with a newly built school, shops, cafes, open fields and forests within walking distance. Please note, there is a Newhall Residence charge associated with this property.



GWIREYLANDJOHNSON  
 TOTAL FLOOR AREA: 903 sq.ft. (83.9 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 areas 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		95
(92 plus) <b>A</b>		
(81-91) <b>B</b>	83	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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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