

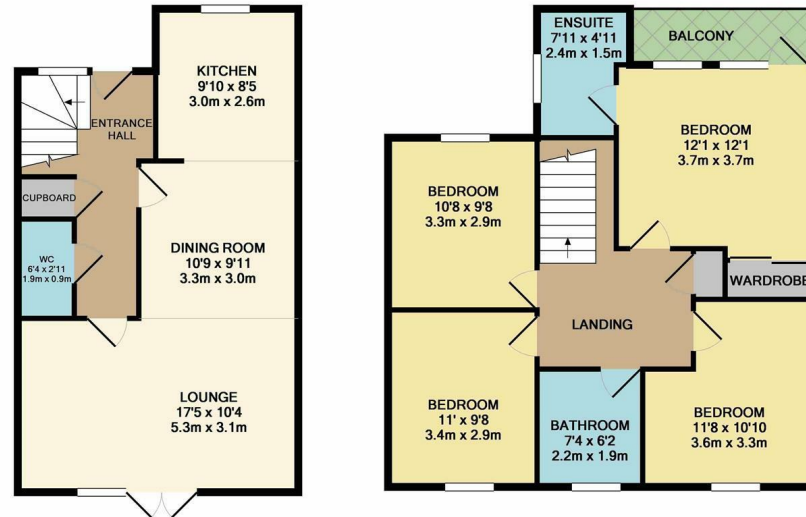


Barnsley Wood Rise, Newhall, CM17 9GG  
£2,300 Per Calendar Month

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# Barnsley Wood Rise, Newhall, CM17 9GG

A four Bedroom link detached home, available late November on an unfurnished basis. This immaculately presented four double bedroom home is located on the desirable Newhall development. Benefiting from having a balcony, driveway for 2 cars with car charger and private rear garden, this modern home offers good sized accommodation throughout. There is an entrance hallway leading to an open plan lounge and kitchen/diner with a range of fitted wall and base units and cloakroom/W.C. The first floor has four double bedrooms with one en-suite and a modern family bathroom with a white three piece suite. Situated within easy access of local shops and open fields, perfect for long walks and coffee stops.



GROUND FLOOR  
APPROX. FLOOR  
AREA 490 SQ.FT.  
(45.5 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 677 SQ.FT.  
(62.9 SQ.M.)

1242/REYLANDJOHNSON  
TOTAL APPROX. FLOOR AREA 1166 SQ.FT. (108.4 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		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
82	92		
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(81-91) <b>A</b></p> <p>(69-80) <b>B</b></p> <p>(55-68) <b>C</b></p> <p>(39-54) <b>D</b></p> <p>(21-38) <b>E</b></p> <p>(1-20) <b>F</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>	

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T. 01279 216216 E. info@rjestateagents.co.uk

1 Acorn Mews, Harlow, Essex, CM18 6NA www.rjestateagents.co.uk