



Magpie Road, Harlow, CM17 9GB  
£500,000

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# Magpie Road, Harlow, CM17 9GB

Offered with NO ONWARD CHAIN is this immaculately presented, four bedroom semi detached family home, with a garage and driveway in the highly desirable Newhall Development. As you enter there is an entrance hallway leading to an open plan lounge/kitchen/diner with a range of fitted wall and base units and integrated appliances, plus a cloakroom/WC. Upstairs there is a large formal lounge with a balcony and the master bedroom with a stunning en-suite, whilst on the top floor there are three further bedrooms with a 'jack and jill' en-suite/family bathroom to the largest. Outside, the rear garden is mainly laid to lawn with a patio area and direct access to the garage, with the driveway in front. Magpie Road is located just off Barnsley Wood Rise, with excellent schools, cafes, shops and open fields within walking distance, plus the M11 is close by. Please note there is an estate charge in Newhall.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		93
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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