



Milestone Road, Newhall, CM17 9NW

£475,000

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# Milestone Road, Newhall, CM17 9NW

Located in the highly desirable Newhall development is this well presented three/quarter bedroom town house with a double garage and parking. On the ground floor there is a porch and entrance hallway leading to an open plan family room and kitchen with a range of fitted wall and base units, a further multi purpose reception room and a shower room. Upstairs there is a large lounge (currently used as a bedroom), two double bedrooms and a family bathroom, whilst on the top floor is the master bedroom with fitted wardrobes, a stunning shower room and a large sun terrace with beautiful views over Newhall. Outside, the rear garden is decked throughout, with rear access to the double garage and allocated parking to the front. Milestone Road is located just off Canopy Lane, within walking distance of excellent local schools, shops, cafes and the newly built David Lloyd Leisure Centre. Please note there is an estate charge with this development.



MR/REYLAND/JOHNSON

TOTAL FLOOR AREA: 1523 sq.ft. (141.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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) <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 energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	82	82

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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