



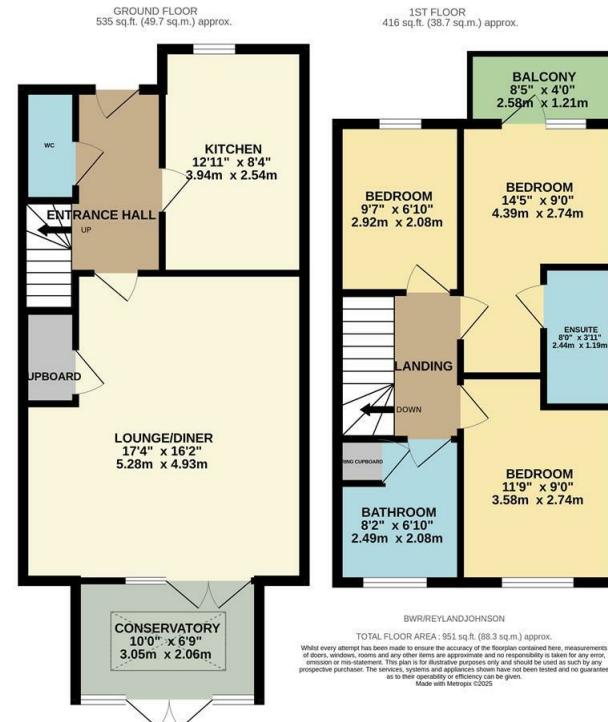
**Barnsley Wood Rise, Harlow, CM17 9GG**  
**£425,000**



# Barnsley Wood Rise, Harlow, CM17 9GG

Offered with NO CHAIN is this extended three bedroom semi detached family home, located in the highly desirable Newhall development. As you enter there is a hallway leading to a modern kitchen with a range of fitted wall and base units with integrated appliances, a lounge/diner and a cloakroom/WC, whilst on the first floor there are three bedrooms, with an en-suite and balcony to the master, plus a family bathroom with a modern white three piece suite. Outside, the rear garden is mainly laid to lawn, with a patio area and side access out to the two car driveway. Barnsley Wood Rise is located just a short walk from Newhall Primary School, local shops, coffee shops and open fields, plus the new M11 junction and train station are close by.

Please note there is a Newhall Residents Charge associated with this property.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		94
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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