17 Crossbill Way

Newhall, Harlow, CM17 9GP

Guide price £270,000

Guide Price £270,000- £290,000. Located in the popular highly sought after development of Newhall and newly built in 2016, is this chain free, two double bedroom apartment in Crossbill Way. entering via the large hallway you are presented with a spacious, modern fitted kitchen/lounge with its very own balcony space overlooking a pleasant view of the green, the master bedroom offering its own balcony and en-suite, second double bedroom and family bathroom. The property benefits from gas central heating, double glazed windows, video phone entry system and an allocated parking space. This home is just a short walk from all of your local amenities including local coffee shops, and supermarkets. You also sit in a great catchment area for Newhall Primary School.
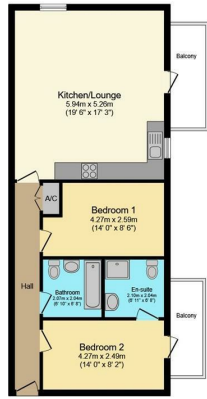
- Two Double Bedrooms
- Highly Sought After Newhall Development
- Built From New In 2016
- Chain Free
- En-suite To Master Bedroom With Very Own Balcony
- Open Plan Kitchen/Lounge With Balcony
- Modern kitchen With Integrated Appliances
- Allocated Parking Space

Viewing

Please contact us on 01279 797376 if you wish to arrange a viewing appointment for this property or require further information.

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Floor Plan

Kitchen/Lounge
5.94m x 5.26m
(19' 6" x 17' 3")

Balcony

A/C

Bedroom 1
4.27m x 2.59m
(14' 0" x 8' 6")

Hall

Bathroom
2.03m x 2.04m
(6' 10" x 6' 8")

En-suite
2.10m x 2.04m
(6' 11" x 6' 8")

Balcony

Bedroom 2
4.27m x 2.49m
(14' 0" x 8' 2")

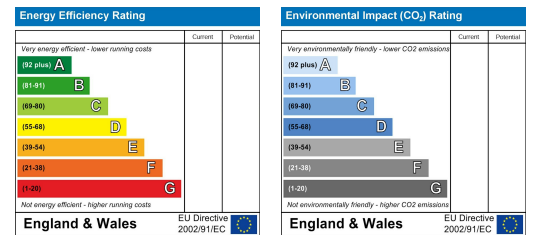### Floor Plan
Floor area 70.0 sq.m. (753 sq.ft.)
approx

Total floor area 70.0 sq.m. (753 sq.ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Area Map

Energy Efficiency Graph

Energy Efficiency Rating			Current	Potential
Very energy efficient - lower running costs				
(92 plus)	A			
(81-91)	B			
(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 (CO₂) Rating			Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions				

England & Wales — EU Directive 2002/91/EC