



Nuthatch Drive, CM17 9GE
Harlow





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Kings Group are delighted to bring to the market this outstanding FOUR BEDROOM DETACHED FAMILY residence, superbly located on Nuthatch Drive within the highly desirable Newhall Development. Perfectly positioned overlooking green space and designed with modern family living in mind, this impressive home offers rear parking for two vehicles and a powered garage, combining style, comfort and everyday practicality.

The property welcomes you with an inviting entrance hall complete with a useful storage cupboard, leading into a bright, spacious family lounge ideal for both relaxing evenings and entertaining guests. The stunning kitchen/diner forms the heart of the home, boasting a range of contemporary wall and base units, integrated appliances and generous storage. This space flows seamlessly into a light-filled conservatory, with doors opening onto the rear garden, creating the perfect setting for family meals, social gatherings or simply enjoying the outlook year-round. A downstairs cloakroom adds further convenience.

Upstairs, the home continues to impress with a luxurious master bedroom featuring an en-suite shower room and doors opening onto a private balcony overlooking open green space, offering a peaceful retreat. Three additional well-sized double bedrooms provide ample accommodation for a growing family or home working, all complemented by a modern family bathroom with a stylish three-piece suite.

Outside, the beautifully maintained rear garden is mainly laid to lawn with a patio area perfect for outdoor entertaining, along with two side access points and direct access into the garage with power and an up-and-over door. Ideally located close to local shops, highly regarded schools and amenities including David Lloyd Gym, the property also benefits from excellent transport links via Junction 7A of the M11/M25, providing direct access to London, Stansted and Cambridge.

An estate charge of £420 per annum helps maintain the beautiful development.

Offers In The Region Of £550,000



- **FOUR BEDROOM DETACHED FAMILY HOME**
- **NO ONWARD CHAIN**
- **LIGHT FILLED AND WELCOMING FAMILY LOUNGE**
- **SPACIOUS KITCHEN/DINER**
- **CLOSE TO THE M11/M25 VIA JUNCTION 7A**

Property Information

Build: Standard Construction

Tenure: Freehold

Flood Risk: Rivers & Seas - Very Low, Surface Water - Very Low

Parking: Garage and allocated parking

Estate Charge: £420 per annum for the maintenance of the development

Schools/Transport Links

Primary Schools:

Newhall Primary Academy (0.21 miles), Henry Moore Primary School (0.48 miles)

Secondary Schools:

Mark Hall Academy (0.78 miles), St Nicholas School (0.79 miles)

Train stations:

Harlow Mill Rail Station (1.44 miles), Harlow Town Rail Station (2.19 miles)

Motorways:

M11 J7 (1.93 miles), M11 J7A (1.45 miles)

Entrance Hall

Tiled flooring, single radiator, power points, storage cupboard.

Lounge 11'87 x 17'33 (3.35m x 5.18m)

Double glazed window to the front aspect, single radiator, carpeted flooring, power points.

Kitchen/Diner 19'90 x 16'32 (5.79m x 4.88m)

Double radiator, tiled flooring, tiled splash backs, a range of wall and base units with flat top worksurfaces, integrated cooker electric hob and oven, integrated extractor, double drainer unit, space for fridge freezer, plumbing for washing machine, integrated dishwasher, understairs storage cupboard, power points.

- **GARAGE & ALLOCATED PARKING**
- **EN-SUITE AND BALCONY TO THE MASTER BEDROOM**
- **DOWNSTAIRS CLOAKROOM**
- **CLOSE TO LOCAL SHOPS, SCHOOLS AND AMENITIES**
- **CONSERVATORY**

Conservatory 14'50 x 9'06 (4.27m x 2.90m)

Double glazed windows to the rear and side aspect, tiled flooring, power points, doors to side aspect leading to rear garden.

Downstairs Cloakroom 3'06 x 6'42 (1.07m x 1.83m)

Spotlights, tiled splash backs, single radiator, tiled splash backs, wash basin with mixer taps, low level W.C

Bedroom One 11'37 x 15'85 (3.35m x 4.57m)

Double glazed window to the front aspect, single radiator, carpeted flooring, power points, door leading to balcony.

En-suite 4'79 x 4'98 (1.22m x 1.22m)

Spotlights, tiled splash backs, heated towel rail, tiled flooring, extractor fan, shower cubicle with thermostatic controls, wash basin with mixer tap, low level W.C, shaver points.

Bedroom Two 8'31 x 11'13 (2.44m x 3.35m)

Double glazed window to the front aspect, single radiator, carpeted flooring, power points.

Bedroom Three 10'81 x 7'74 (3.05m x 2.13m)

Double glazed windows to the rear aspect, single radiator, carpeted flooring, power points.

Bedroom Four 8'86 x 7'77 (2.44m x 2.13m)

Double glazed windows to the rear aspect, single radiator, carpeted flooring, power points.

Family Bathroom 6'91 x 6'25 (1.83m x 1.83m)

Spotlights, tiled splash backs, heated towel rail, tiled flooring, panel enclosed bath with mixer taps and shower attachment, wash basin with mixer taps, low level W.C, shaver point.

Garden

Mainly laid to lawn with patio area, access into the garage, rear access and side access into the garden

Garage

Up and over door, power points, EV charging point.

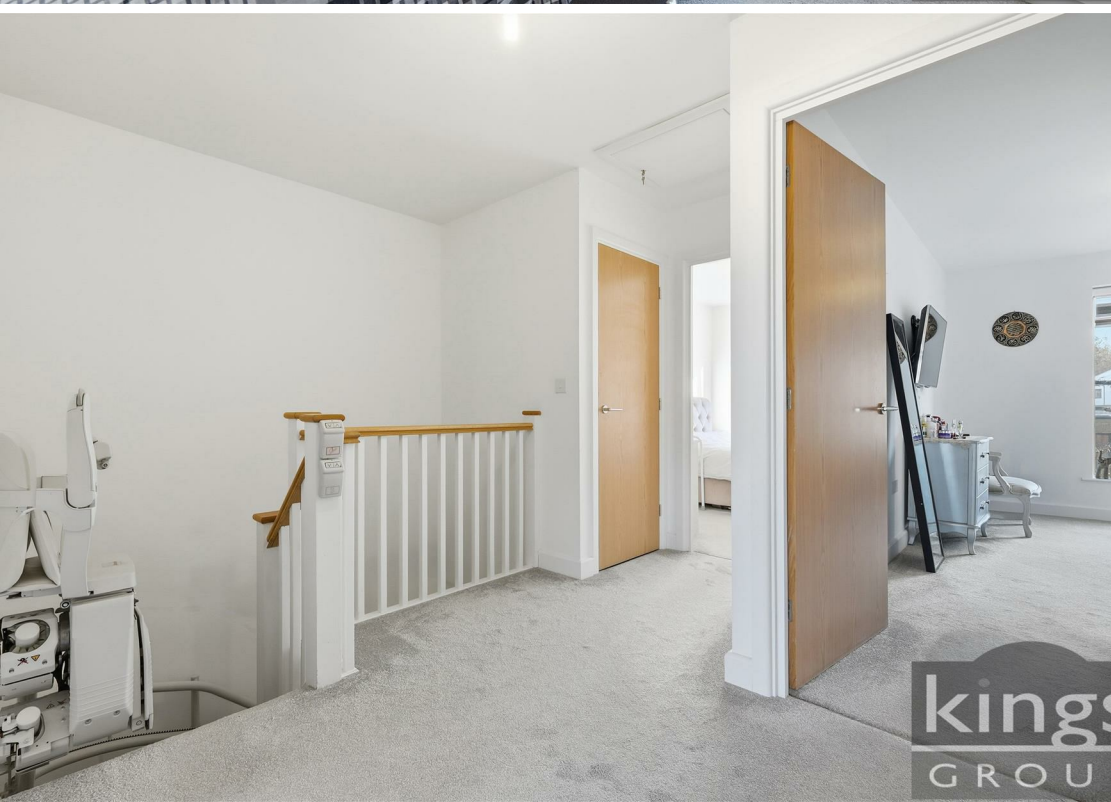




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Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B		
(69-80) C		
(55-68) D		
(29-54) E		
(1-28) F		
(1-10) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(29-54) E		
(1-28) F		
(1-10) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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