



Great Auger Street, CM17 9HW  
Harlow

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# Great Auger Street, CM17 9HW

Kings Group are delighted to present this unique, CUSTOM BUILT FOUR BEDROOM DETACHED FAMILY HOME located on Great Auger Street, within the highly sought-after Newhall Development. This exceptional property offers both style and practicality, featuring a garage and driveway for one car, and boasts stunning views of the well-known "Teletubby Hill." Thoughtfully designed throughout, the home combines modern architecture with a warm and inviting feel, perfect for contemporary family living.

Upon entering, you are greeted by a welcoming entrance hall that flows seamlessly into a spacious, bright, and airy lounge, complete with French doors opening onto the garden. The modern fitted kitchen/diner is well-equipped and ideal for entertaining, complemented by a utility room and a downstairs cloakroom for added convenience. To the rear, a sunroom/conservatory with bi-folding doors opens out to the beautifully maintained garden, creating a wonderful space for relaxing or hosting family gatherings.

The first floor hosts three generous double bedrooms, each well-proportioned and filled with natural light. One of these bedrooms benefits from its own private balcony, offering elevated views and an ideal spot for morning coffee. A luxurious four-piece family bathroom suite completes this level. Every detail has been carefully considered to ensure a balance between elegance and practicality for modern family life.

The second floor forms the heart of the home, featuring the master bedroom with en-suite and breathtaking views over "Teletubby Hill" and surrounding green spaces. Outside, the rear garden is mainly laid to lawn with a patio area perfect for outdoor dining, along with rear access to the garage.

Residents contribute to a £420 annual estate charge which covers the maintenance of communal areas, ensuring the development remains pristine. Situated close to local shops, cafés, and amenities, and surrounded by plenty of green open space ideal for dog walking.

## Guide Price £700,000



• \* GUIDE PRICE £700,000 - £750,000 \*

- CHAIN FREE
- CONTEMPORARY MODERN LIVING
- EN-SUITE TO THE MASTER BEDROOM
- VIEWING IS HIGHLY RECOMMENDED TO TRULY APPRECIATE THE LOCATION OF THIS FAMILY HOME

#### Property Information

Tenure: Freehold  
Flood Risk: Rivers & Seas - Low, Surface Water - Low  
Build: Standard Construction  
Estate Charge: £420 Per Annum  
Parking: Garage & Driveway

#### Schools/Transport Links

Primary Schools:  
Newhall Primary Academy (0.27 miles), Church Langley Community Primary School (0.32 miles)

Secondary Schools:  
Mark Hall Academy (0.62 miles), St Nicholas School (0.93 miles)

Train Stations:  
Harlow Mill (1.9 miles), Harlow Train Station ( 2.9 miles)

Motorways:  
M11 J7 ( 3.4 miles), M11 J7A ( 2.8 miles)

#### Entrance Hall

Wooden Flooring, Under floor heating, built in storage cupboard, under stairs storage cupboard, power points.

#### Lounge 10'11 x 15;07 (3.33m x 4.57m;2.13m)

Double glazed window to front aspect Bi- Folding doors to the side aspect, double glazed door leading to rear garden, wood flooring, under floor heating, spotlights, power points.

#### Kitchen/Diner 9'03 x 22'06 (2.82m x 6.86m)

Kitchen:  
Double glazed windows to the side aspect, tiled flooring, under floor heating, a range of wall and base units with flat top work surfaces, drainer unit, integrated fridge freezer, integrated dishwasher, gas hob and electric double oven, extractor fan, power points.

Diner:  
Double glazed window to the front aspect, wooden flooring, under floor heating, power points.

#### Utility Room 9'09 x 5:09 (2.97m x 1.52m;2.74m)

Double glazed door to side aspect, tiled flooring, under floor heating, flat top work surface, space for fridge freezer, plumbing for washing machine, power points, boiler.

- AN EXCEPTIONAL, ONE-OF-A-KIND FOUR BEDROOM DETACHED FAMILY HOME, INDIVIDUALLY DESIGNED BY ALASTAIR HOWE
- STUNNING VIEWS OF 'TELETUBBY HILL' FROM THE MASTER BEDROOM
- UNDERFLOOR HEATING THROUGHOUT THE GROUND FLOOR
- BALCONY
- IDEALLY LOCATED CLOSE TO THE M11/M25 VIA JUNCTION 7A, OFFERING EXCELLENT COMMUTING LINKS TO LONDON, GREAT LOCAL AMENITIES AND HIGH REGARDED SCHOOLS

#### Reception Room

Double glazed windows to the side aspect, Bi-Folding doors to the rear aspect, under floor heated tile flooring, power points.

#### Cloakroom 3'08 x 5'06 (1.12m x 1.68m)

Double glazed window to the front aspect, tiled flooring, under floor heating, spotlights, wash basin with mixer taps, low level W.C, shaver points.

#### First Floor Landing

Double glazed window to the rear aspect, wood flooring, power points.

#### Bedroom Two 11'02 x 15'08 (3.40m x 4.78m)

Double glazed window to the front aspect, wood flooring, double radiator, power points, access to balcony.

#### Balcony

Stunning views to green space and 'Teletubby Hill'.

#### Bedroom Three 9'06 x 15'07 (2.90m x 4.75m)

Double glazed window to the front and rear aspect, carpeted flooring, double radiator, power points.

#### Bedroom Four 9'03 x 12'07 (2.82m x 3.84m)

Double glazed window to side and front aspect, carpeted flooring, double radiator, power points.

#### Family Bathroom

Double glazed windows to the rear and side aspect, tiled flooring, part tiled walls, extractor fan, heated towel rail, panel enclosed bath with mixer tap and shower attachment, double shower cubicle with thermostatic controls, wash basin with mixer tap, low level W.C,

#### Second Floor Landing

Double glazed window to the side and front aspect, wood flooring, power points.

#### Bedroom One 9'03 x 22'07 (2.82m x 6.88m)

Double glazed window to the front, side and rear aspect, carpeted flooring, double radiator, power points.

#### En-suite 5'05 x 9'03 (1.65m x 2.82m)

Double glazed window to the side aspect, tiled flooring, heated towel rail, extractor fan, 'His & Hers' Wash basin with mixer tap, double shower cubicle with thermostatic controls, low level W.C, shaver points.

#### Garden

Side access, access in to the garage, mainly laid to patio with lawn area.







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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(29-38) <b>F</b>			(29-38) <b>F</b>		
(1-28) <b>G</b>			(1-28) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



GREAT AUGER STREET, CHURCH LANGLEY

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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THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.



Unit 4, Church Langley Way, Harlow,  
Essex, CM17 9TE  
T: 01279 410084  
E:  
www.kings-group.net

