



Magpie Road, CM17 9GB
Harlow





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GROUP

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This impressive FOUR BEDROOM SEMI- DETACHED TOWN HOUSE is located on Magpie Road, within the sought-after Newhall Development. The property is arranged over three floors, offering ample space for modern family living. This property is complete with a garage and a driveway.

As you enter, an inviting entrance hall leads to a spacious and contemporary kitchen, complete with a range of wall and base units. The kitchen seamlessly connects to a dining room (currently being used as a lounge) with doors that open to the rear garden, providing a perfect setting for indoor-outdoor living. A convenient cloakroom is also located on the ground floor.

On the first floor, the master bedroom offers a private retreat with its own en-suite bathroom. Adjacent to the master suite is a comfortable family lounge (currently being used as a bedroom), which features a balcony, ideal for enjoying the outdoors from the comfort of your home.

The second floor houses the second largest bedroom, which benefits from a Juliette balcony, allowing natural light to flood the room. This floor also includes a stylish family Juliette bathroom and two additional well-proportioned bedrooms, offering versatility for family living.

The property boasts a low-maintenance rear garden, mainly laid to decking, with direct access to the garage, making it an excellent space for relaxation and entertainment.

There is an Estate Charge of £420 Per Annum for the maintenance of this beautiful development.

Offers In The Region Of £475,000



- **FOUR BEDROOM SEMI DETACHED TOWN HOUSE**
- **DOWNSTAIRS CLOAKROOM**
- **MASTER BEDROOM WITH EN-SUITE**
- **SITUATED OVER THREE FLOORS**
- **CLOSE TO LOCAL SHOPS, SCHOOLS AND AMENITIES**

Cloakroom 2'94 x 6'02 (0.61m x 1.88m)

Double glazed windows to the front aspect, spotlights, tiled splash backs, tiled flooring, low level flush, wash basin with mixer taps.

Kitchen 7'77 x 12'11 (2.13m x 3.94m)

Double glazed windows to the front aspect, tiled flooring, a range of wall and base units with roll top work surfaces, integrated cooker, electric oven, electric hob, integrated extractor fan, double drainer unit, integrated dishwasher, power points.

Dining room 15'62 x 18'30 (4.57m x 5.49m)

Double glazed windows to the rear aspect, tiled flooring, single radiator, TV aerial point, power points, storage cupboard, double glazed door leading to the rear garden.

Lounge 13'49 x 11'32 (3.96m x 3.35m)

Double glazed windows to the front aspect, laminate flooring, TV aerial points, power points, double glazed door leading to balcony.

Bedroom One 8'90 x 15'67 (2.44m x 4.57m)

Double glazed window to rear aspect, single radiator, laminate flooring, power points.

En-suite 5'62 x 8'75 (1.52m x 2.44m)

Tiled flooring, extractor fan, shower cubicle with thermostatically controls, heated towel rail, wash basin with mixer tap, low level flush.

Bedroom Two 11'28 x 15'65 (3.35m x 4.57m)

Double glazed windows to the front aspect, single radiator, laminate flooring, power points, double glazed door to Juliette balcony.

- **GARAGE & DRIVEWAY**
- **LOUNGE WITH BALCONY**
- **JACK & JILL FAMILY BATHROOM**
- **JULIETTE BALCONY TO BEDROOM TWO**
- **2 YEARS REMAINING ON NHBC WARRANTY**

Juliette Family Bathroom 6'28 x 7'55 (1.83m x 2.13m)

Spotlights, tiled splash backs, tiled flooring, extractor fan, panel enclosed bathe with shower attachment, wash basin with mixer taps, low level flush, shaver point.

Bedroom Three 6'23 x 12'69 (1.83m x 3.66m)

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

Bedroom Four 9'19 x 8'87 (2.74m x 2.44m)

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

Garden

Mainly laid to decking with patio area, access into the garage.

Flood Risk: Very Low

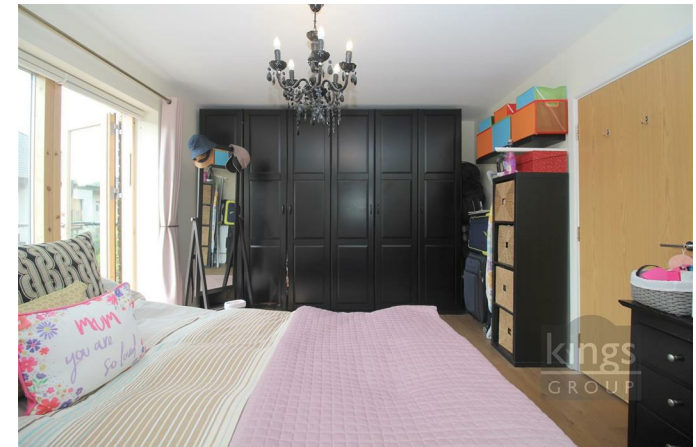
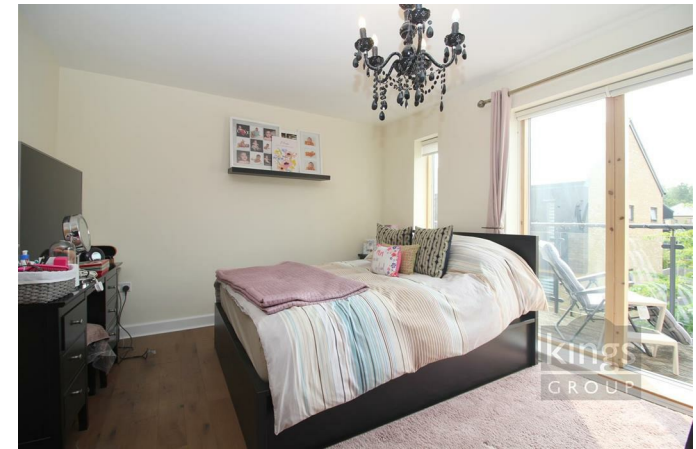
Tenure: Freehold

Build: Standard Construction

Estate Charge: £420 Per Annum

NHBC WARRANTY: 2 Years Remaining

Parking: Garage & Driveway







TIMES TABLES

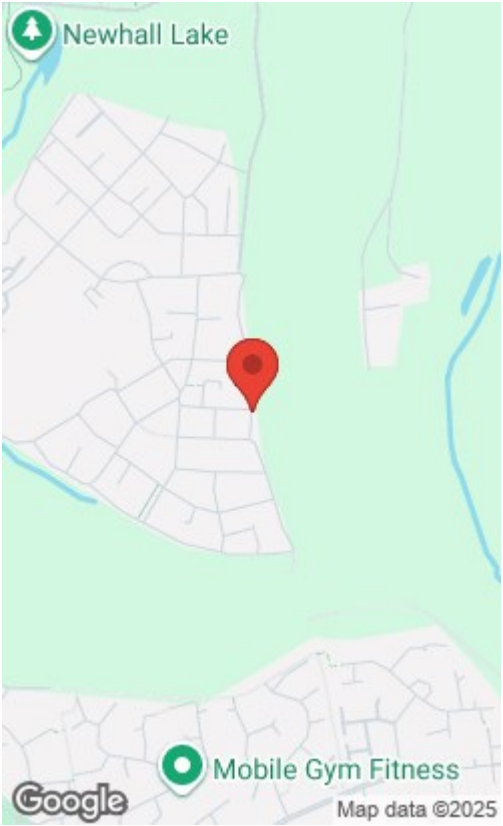
	ONE	TWO	THREE	FOUR
ONE	1	2	3	4
TWO	2	4	6	8
THREE	3	6	9	12
FOUR	4	8	12	16
FIVE	5	10	15	20
SIX	6	12	18	24
SEVEN	7	14	21	28
EIGHT	8	16	24	32
NINE	9	18	27	36
TEN	10	20	30	40
ELEVEN	11	22	33	44
TWELVE	12	24	36	48





Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(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 (CO ₂) Rating		
Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(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 ₂ emissions		
England & Wales 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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