

Goldcrest Way, CM17 9GQ
Harlow





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** KING GROUP ARE DELIGHTED TO OFFER THIS STUNNING, CHAIN FREE, THREE BEDROOM DETACHED TOWN HOUSE IN THE HIGHLY SOUGHT AFTER NEWHALL DEVELOPMENT ON GOLDCREST WAY **

A turnkey opportunity: the home can be purchased fully furnished

Nestled in the desirable location of Goldcrest Way, Newhall, Harlow, this stunning three-bedroom townhouse is a true gem, presented in immaculate condition throughout. Spanning an impressive 1,205 square feet, this property offers a perfect blend of modern living and comfort.

The heart of the home is undoubtedly the expansive kitchen/diner, which features elegant French doors that open onto a beautifully designed rear garden. This outdoor space boasts a delightful patio area, an easy-care Easigrass lawn, and even a hot tub, making it an ideal setting for summer gatherings or quiet evenings under the stars.

The first floor is home to a well-appointed lounge that grants access to a sun terrace, perfect for enjoying the sunshine. Each floor of the townhouse is equipped with a convenient W.C., ensuring that guests and family members alike can enjoy privacy and comfort. The master bedroom benefits from an en-suite shower room, while a family bathroom serves the additional bedrooms, providing ample facilities for all.

The property is further enhanced by thoughtful features such as a Harveys water softener and individually controlled radiators managed by the Honeywell Evo System, ensuring a comfortable living environment year-round. Additionally, the front garden is adorned with Easigrass, offering a low-maintenance yet attractive appearance.

For those with vehicles, the property includes two allocated parking spaces within a carport, along with a large storage shed for all your outdoor equipment and belongings. This chain-free townhouse is a rare find and presents an excellent opportunity for families or professionals seeking a stylish and practical home in a sought-after area. Don't miss your chance to make this exceptional property your home



Offers In The Region Of £520,000



- **THREE BEDROOM DETACHED TOWN HOUSE**
- **IMMACULATELY PRESENTED THROUGHOUT**
- **EN-SUITE TO MASTER BEDROOM**

- **LARGE SUN TERRACE OFF THE FIRST FLOOR LOUNGE**
- **TWO ALLOCATED PARKING SPACES**

Locality

Primary Schools and Infant Schools:

Newhall Primary Academy (0.13 miles), Church Langley Community Primary School (0.58 miles) St Nicholas School.

Secondary Schools:

Mark Hall Academy (.073 miles), Passmores Academy (1.34 miles) St Nicholas School.

Train Stations:

Harlow Mill Rail Station(1.36 miles), Harlow Town Rail Station (2.19 miles)

Motorways:

M11 J7A (1.37 miles), M11 J7 (2.03 miles)

David Lloyd Gym

Property Information

Tenure - Freehold

Construction Type - Brick Built

Flood Risk Rivers and Seas - Very Low

Surface water - Very Low

EPC Rating - TBC

Council Tax Band - E

Maintenance Charge - £423.56 Per Annum (Maintenance of the area)

Entrance Hallway

Tiled flooring, double radiator (Independently controlled by Honeywell Evo System) large storage cupboard, power points, stairs leading to first floor landing

W.C. 2'83 x 6'28 (0.61m x 1.83m)

Tiled flooring, double radiator (Independently controlled by Honeywell Evo System) low level flush W.C. wall mounted wash basin with mixer tap, tiled splash backs, spotlights

Open Plan Kitchen/Diner 24'03 x 11'11 (7.39m x 3.63m)

Double glazed windows to front and rear aspect, double glazed French doors to rear aspect leading to rear garden, tiled flooring, double radiators (Independently controlled by Honeywell Evo System) a range of base and wall units with flat top wooden effect work surfaces, Harvey's water softener, sink with single drainer unit and mixer tap, plumbing for washing machine, integrated fridge/freezer, integrated dish washer, integrated electric oven with induction hob and chimney style extractor fan, power points, spotlights

First Floor Landing

Double glazed window to side aspect, carpeted, stairs leading to second floor landing

- **CHAIN FREE**
- **GROUND FLOOR AND FIRST FLOOR W.C.**
- **REAR GARDEN WITH EASI GRASS LAWN AND PATIO AREA WITH HOT TUB**
- **REAR ACCESS AND LARGE STORAGE SHED**
- **LOCATED WITHIN THE POPULAR NEWHALL DEVELOPMENT**

Lounge 20'44 x 11'11 (6.10m x 3.63m)

Double glazed windows to side and front aspect, double glazed door to side aspect leading to Sun Terrace, double radiator (Independently controlled by Honeywell Evo System) carpeted, TV aerial point, phone point, power points

Sun Terrace 20'44 x 18'29 (6.10m x 5.49m)

Easigrass lawn, outdoor power points

Bedroom Two 10'7 x 9'7 (3.23m x 2.92m)

Double glazed windows to side and front aspect, carpeted, double radiator (Independently controlled by Honeywell Evo System) power points

W.C. 3'20 x 4'66 (0.91m x 1.22m)

Tiled flooring, part tiled walls, wall mounted wash basin with mixer tap, low level flush W.C. spotlights, extractor fan, double radiator

Second Floor Landing

Carpeted, boiler cupboard

Bedroom Three 9'8 x 9'3 (2.95m x 2.82m)

Double glazed windows to side and front aspect, carpeted, double radiator (Independently controlled by Honeywell Evo System) power points

Family Bathroom 7'04 x 6'93 (2.24m x 1.83m)

Double glazed opaque window to rear aspect, tiled flooring, part tiled walls, panel enclosed bath with mixer tap and shower attachment, heated towel rail, extractor fan, low level flush W.C. wall mounted wash basin with mixer tap, spotlights

Master Bedroom 14'16 x 11'5 (4.27m x 3.48m)

Double glazed window and door to front aspect leading to Juliette balcony, carpeted, wardrobes, double radiator (Independently controlled by Honeywell Evo System) power points, door leading to en-suite shower room

En-Suite 6'27 x 5'97 (1.83m x 1.52m)

Double glazed opaque window to rear aspect, tiled flooring, part tiled walls, walk in shower cubicle with thermostatically controlled shower, heated towel rail, extractor fan, low level flush W.C. wall mounted wash basin with mixer tap, spotlights

External

Rear garden with rear access, large storage shed, Easigrass lawn, patio seating area, hot tub, power points, 20'46 x 18'29 first floor sun terrace, two allocated parking spaces, ring camera's around the house (front door, terrace, garden and carport) and the ring alarm system as well as a second Yale alarm system





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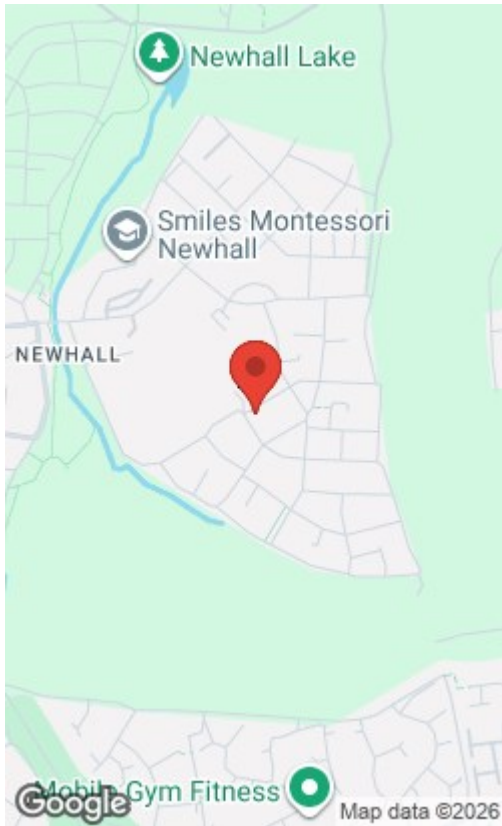


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	82	92

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(81-91) A			
(69-80) B			
(55-68) C			
(39-54) D			
(21-38) E			
(1-20) F			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



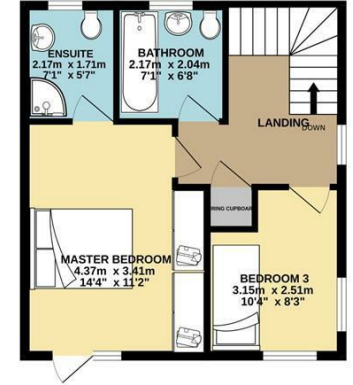
GROUND FLOOR
31.1 sq.m. (335 sq.ft.) approx.



1ST FLOOR
39.4 sq.m. (424 sq.ft.) approx.



2ND FLOOR
38.7 sq.m. (417 sq.ft.) approx.



TOTAL FLOOR AREA: 109.2 sq.m. (1176 sq.ft.) approx.

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.

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