

www.kings-group.net

Church Langley Way
Harlow CM17 9TE
Tel: 01279 410084

Bullfinch Road, Harlow, CM17 9GL
Offers In Excess Of £425,000

Kings Group are delighted to offer this THREE BEDROOM SEMI DETACHED HOUSE on the very popular Newhall development.

This rare to the market semi detached house is ideal for a first time buyer or a buy to let investor, the current owner have maintained the property and it is very well presented.

The property is very close to the M11 and M25, there are a range of local shops all within walking distance of the property and it also benefits from being walking distance to Tesco superstore. The property is situated within catchment of some of the most sought after schools. Newhall Primary Academy (0.16 Miles) , Church Langley Community Primary School (0.54 Miles) and Burnt Hill Academy (1.56 Miles). The local bus station is Rushton Grove which is walking distance away (0.41 Miles).

The property is comprised of a well maintained and spacious kitchen. The property benefits from having a good sized living room which has access into the garden and also a downstairs toilet. Upstairs you will find two double bedrooms with a En-suite to the master bedroom and an additional bedroom. The property has a 3 piece bathroom suite which has been maintained extremely well. The property benefits from having a driveway and a garage.

Lounge

17'53 x 16'03 (5.18m x 4.95m)

Kitchen

12'91 x 8'18 (3.66m x 2.44m)

WC

6'29 x 3'05 (1.83m x 1.04m)

Bedroom One

14'26 x 8'93 (4.27m x 2.44m)

En Suite

6'68 x 4'00 (1.83m x 1.22m)

Bedroom Two


12'40 x 8'94 (3.66m x 2.44m)

Bedroom Three

10'28 x 6'81 (3.05m x 1.83m)

Family Bathroom

8'16 x 6'85 (2.44m x 1.83m)

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 (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	