



Perry Lane, CM17 9SB
Harlow



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KINGS GROUP ARE DELIGHTED TO OFFER THIS IMMACULATELY PRESENTED THREE BEDROOM END OF TERRACE HOUSE, IN NEWHALL

Situated within the ever-popular Newhall development, this beautifully presented three-bedroom end of terrace home offers contemporary living throughout, finished to an exceptional standard and ideal for modern family life.

Upon entering, the property welcomes you with a bright and spacious entrance hall leading to a stylish ground floor cloakroom/WC and a stunning open-plan kitchen and dining area. The sleek contemporary kitchen is fitted with a range of high-quality units and integrated AEG appliances, providing both practicality and sophistication. The spacious living accommodation enjoys an abundance of natural light and offers the perfect space for entertaining and everyday living.

To the first floor, the property features three well-proportioned bedrooms, including an impressive principal bedroom benefiting from a modern en-suite shower room. The remaining bedrooms are served by a beautifully appointed family bathroom, all finished to a high specification.

Externally, the property continues to impress with a beautifully landscaped south-facing rear garden, designed for low-maintenance enjoyment. Featuring an attractive patio area and artificial lawn, it provides an ideal space for outdoor dining, entertaining and relaxing throughout the year.

Further benefits include a Garage En Bloc, two allocated parking spaces, gas central heating and double glazing throughout.

Offers In Excess Of £475,000



- **THREE BEDROOM END OF TERRACE FAMILY HOME**
- **ALLOCATED PARKING FOR TWO CARS & ADDITIONAL VISITOR BAYS**
- **MODERN KITCHEN WITH INTEGRATED AEG APPLIANCES**
- **DOWNSTAIRS CLOAKROOM**
- **LOCATED IN THE SOUGHT AFTER NEWHALL DEVELOPMENT**

Newhall is renowned for its attractive architecture, open green spaces, community atmosphere and excellent local amenities. The property is conveniently positioned for access to a selection of highly regarded local schools, making it an excellent choice for families. Commuters will appreciate the excellent transport links, with nearby road connections to the M11, A414 and M25, while Harlow Town Station offers regular services into London Liverpool Street and Cambridge, making this an ideal location.

Property Information

Tenure - Freehold

Construction Type - Brick Built and Cladded

Flood Risk: Rivers & Seas - Very Low, Surface Water: Very Low
Estate Charge - £420 Per Annum

Parking: Allocated parking for two cars to the rear & visitor bays
Garage en bloc - Contribution of £50 is payable to contribute to the insurance.

Entrance Hallway 16'9 x 5'3 (5.11m x 1.60m)

Spotlights, Amtico flooring, storage cupboard, single radiator, stairs leading to first floor landing, power points.

Downstairs Cloakroom 5'35 x 2'87 (1.52m x 0.61m)

Amtico flooring, single radiator, low level flush W.C. wash basin with mixer tap, tiled splash backs

Lounge/Diner 19'89 x 16'87 (5.79m x 4.88m)

Double glazed window to rear aspect, double glazed French doors to rear aspect leading to rear garden, spotlights, Amtico flooring, TV aerial point, power points, Vertical radiator

Kitchen 12'75 x 8'96 (3.66m x 2.44m)

Double glazed window to front and side aspect, Amtico flooring, a range of base and wall units with flat top work surfaces, integrated double AEG double oven, integrated AEG gas hob and AEG chimney style extractor fan, sink with single drainer unit, integrated fridge/freezer, integrated washing machine, integrated dishwasher, spotlights, power points

- **GARAGE EN BLOC**
- **IMMACULATEDLY PRESENTED THROUGHOUT**
- **SOUTH FACING REAR GARDEN WITH SIDE ACCESS**
- **EN-SUITE TO MASTER BEDROOM**
- **CLOSE TO LOCAL SHOPS, SCHOOLS, AMENITIES AND TRANSPORT LINKS**

First Floor Landing 13'7 x 3'7 (4.14m x 1.09m)

Airing cupboard, carpeted, loft access, single radiator

Bedroom One 19'46 x 9'66 (5.79m x 2.74m)

Double glazed window to rear aspect, single radiator, carpeted, built in wardrobe, power points

En-Suite 6'93 x 3'84 (1.83m x 0.91m)

Tiled walls, Amtico flooring, spotlights, heated towel rail, shower cubicle with thermostatically controlled shower, wash basin with mixer tap, low level flush W.C

Bedroom Two 11'64 x 9'63 (3.35m x 2.74m)

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

Bedroom Three 12'12 x 6'97 (3.66m x 1.83m)

Double glazed window to rear aspect, single radiator, carpeted, built in wardrobe top to bottom, power points

Family Bathroom 6'09 x 6'97 (2.06m x 1.83m)

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

Rear Garden

South facing rear garden, artificial lawn and patio area, side access, wooden shed with power, power point.

Garage En Bloc

Up and over door





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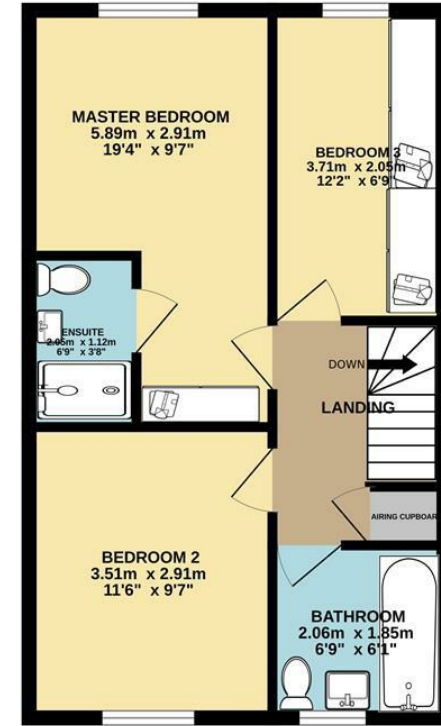
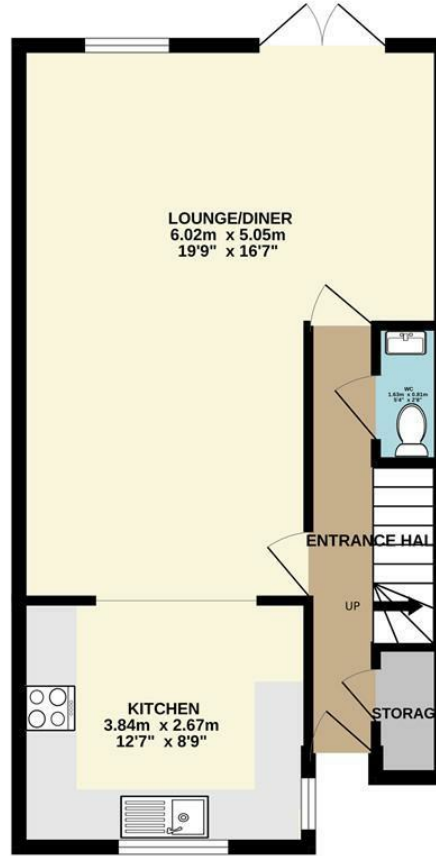




Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs	100	Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

GROUND FLOOR
46.9 sq.m. (505 sq.ft.) approx.

1ST FLOOR
46.9 sq.m. (505 sq.ft.) approx.



TOTAL FLOOR AREA : 97.0 sq.m. (1044 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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