





Kings Group are delighted to offer this FOUR BEDROOM MID TERRACED TOWN HOUSE on the very popular Newhall development.

Guide Price Between £515,000-£520,000.

This property was originally built during the second phase of the Newhall development and benefits from 3 years left on the NHBC. This rare to the market townhouse is ideal as a family home or for anyone looking to upsize, the current owners 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 benefits from having two allocated parking spaces to the rear, with the south facing garden laid to artificial grass with a patio and rear access from drive.

There is a management fee for the development which is £960 P/A, the managing agent maintain all of the communal green areas, street maintenance, street lighting, etc.



#### **Dining Room 18'03 x 15'69**

Double glazed windows to the rear aspect, single radiator, laminate flooring, phone point, TV point, power points, under stairs storage cupboard, Double glazed doors leading to the garden.



#### **Kitchen 11'98 x 7'68**

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

#### **W.C 6'07 x 2'93**

Double glazed windows to the front aspect, single radiator, tiled flooring, extractor fan, hand wash basin with mixer taps, tiled splash backs, spotlights.

#### **Lounge 15'73 x 11'29**

Double glazed windows to the front aspect, double radiator, carpeted flooring, TV aerial point, power points, double glazed doors leading to the balcony.



#### **Bedroom One 8'95 x 15'69**

Double glazed windows to the rear aspect, single radiator, carpeted flooring, power points, TV points,

#### **En-Suite 8'10 x 5'93**

Heated towel rail, extractor fan, thermostatically controlled shower cubicle, low level W.C , shaver point, spotlights.

#### **Bedroom Two 11'29 x 15'70**

Double glazed windows to the front aspect, single radiator, carpeted flooring, TV aerial point, power point, Juliet balcony.

#### **Bedroom Three 9'19 x 8'99**

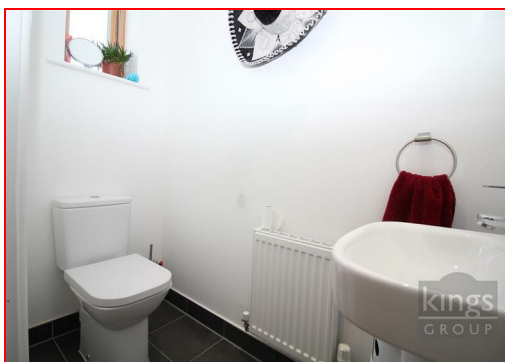
Double glazed windows to the rear aspect, single radiator, carpeted flooring, power points.

#### **Bedroom Four 12'67 x 6'23**

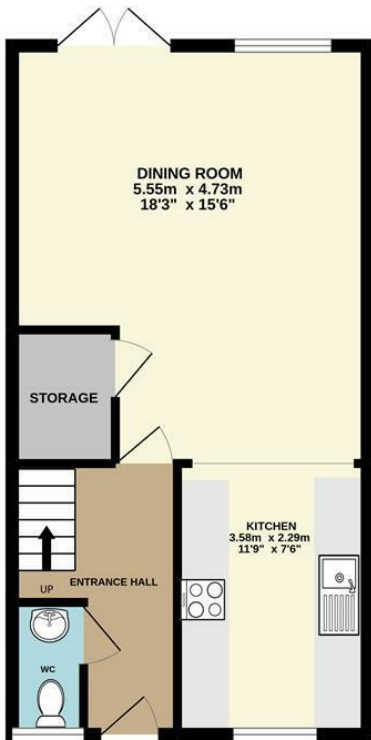
Double glazed windows to the rear aspect, single radiator, laminate flooring, phone point, power point, internet point.

#### **Family Bathroom 7'70 x 6'19**

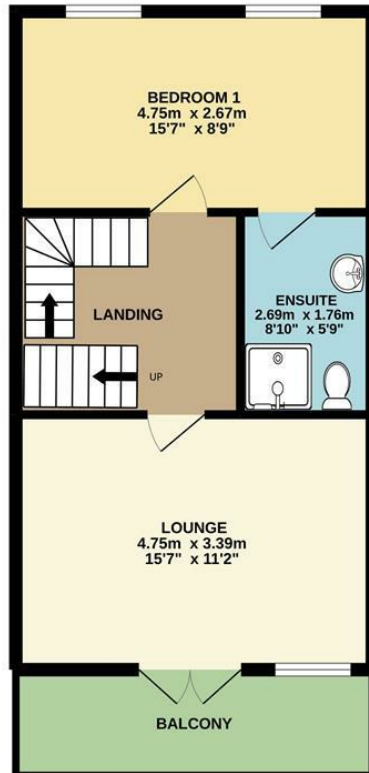
Panel enclosed bath with mixer taps. hand wash basin, low level flush W.C, towel rail, tiled flooring.



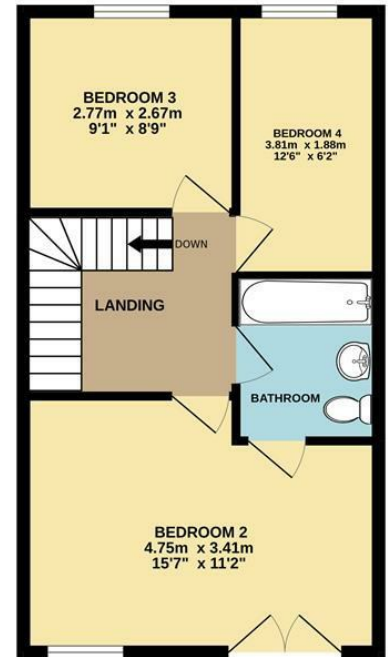
GROUND FLOOR  
43.3 sq.m. (466 sq.ft.) approx.



1ST FLOOR  
41.5 sq.m. (447 sq.ft.) approx.

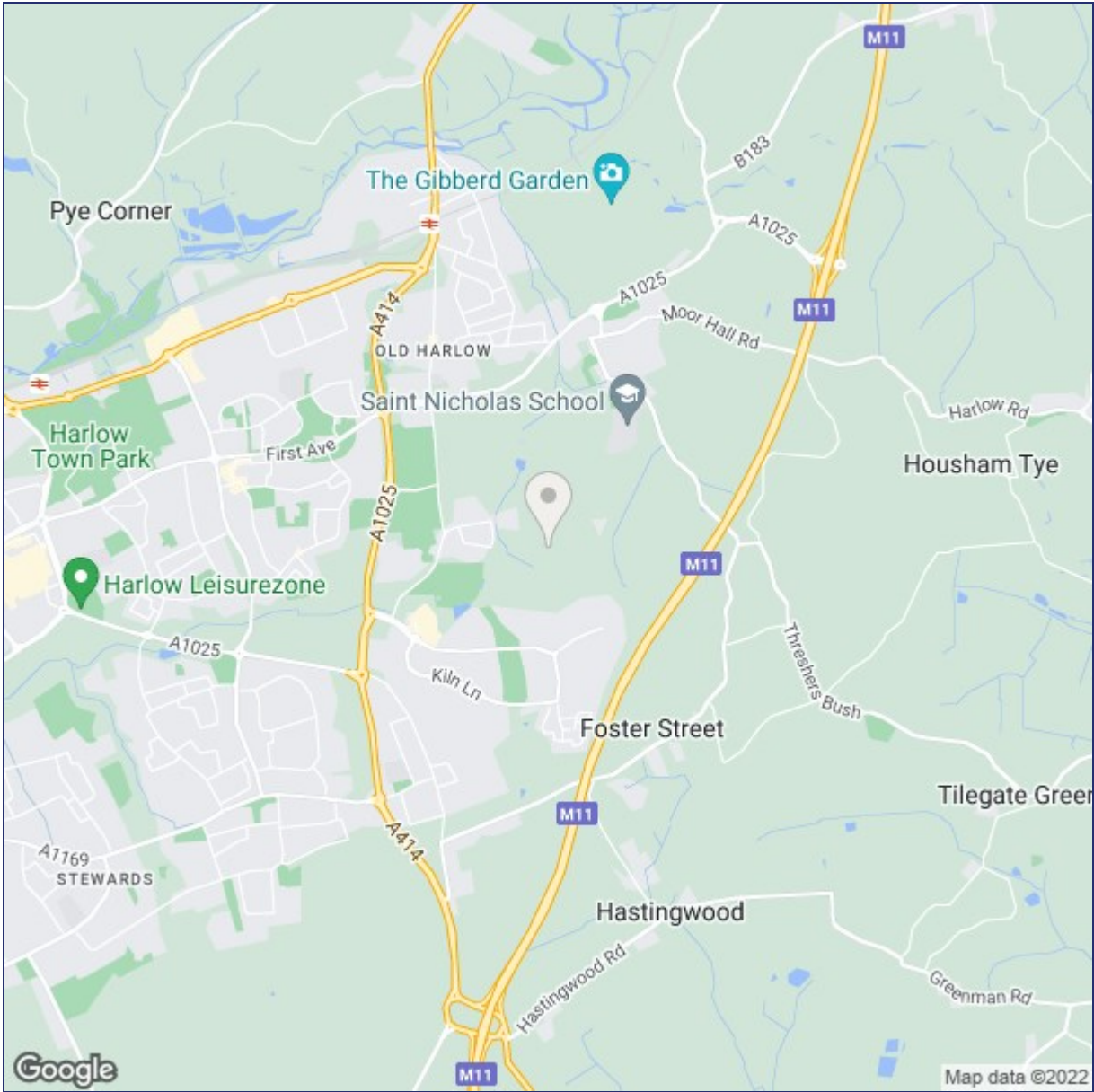


2ND FLOOR  
40.3 sq.m. (434 sq.ft.) approx.



TOTAL FLOOR AREA : 125.1 sq.m. (1347 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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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
		Potential			Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		95	(92 plus) A		
(81-91) B		85	(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 <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

(“These details are correct at time of going to press”).

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.