



Harlow's only family run independent estate agent



## New Pond Street, Harlow, CM17 9FG

'...Homes That Offer A Unique Blend Of Modern Design, Practical Living Spaces, With Eco-Friendly Features, An Ideal Choice For Those Seeking A Stylish Sustainable Living Environment...'

**Three/Four Bedrooms • Feature First Floor Terrace • EPC Rating: TBC • Detached • Two Receptions • Council Tax Band: TBC • BRAND NEW • State Of The Art • Landscaped Gardens**

**£650,000  
Freehold**



**hbproperty.co.uk** 01279 418888 sales@hbproperty.co.uk

Howick & Brooker Partnership Gothic House Old Harlow CM17 0DN

# THE PROPERTY

Introducing a remarkable new development of seven homes in Newhall, CM17, each meticulously crafted to offer a unique blend of style, comfort, and functionality. These properties showcase modern architectural brilliance, seamlessly blending contemporary aesthetics with practical living spaces. Each home in this development follows a consistent floorplan, ensuring uniformity while still allowing for individuality and personalization.

The ground floor features an open plan living and kitchen area, providing a spacious 23.2 sq.m for relaxation and entertainment. The kitchen, a true highlight, is designed with a focus on both aesthetics and functionality and boasts exquisite, engineered oak flooring. It is complemented by a utility room, offering an additional 4.3 sq.m of space. The dining room/study room can also be used as a bedroom, with its generous 11.9 sq.m, is perfect for hosting dinner parties, enjoying family meals, or for use as a large home office. The ground floor also includes a WC and an outdoor patio terrace, ideal for alfresco dining or simply enjoying the outdoors. The first floor is home to the master bedroom, a luxurious space of 23.2 sq.m, complete with an ensuite bathroom. The living room on this floor, with its 26.4 sq.m, provides an additional area for relaxation or entertainment.

The second-floor houses two additional bedrooms, each offering ample space (12.0 sq.m and 12.2 sq.m respectively). A bathroom and an air conditioning unit complete this floor. The roof is equipped with Velux roof lights, maximizing natural light throughout this floor.

Externally, the homes are as impressive as they are on the inside. The front elevation features composite windows set in buff brickwork, while the rear elevation boasts bi-fold doors opening onto the garden. The side elevations are equally impressive, with dark grey brickwork, metal cladding, and Velux style roof lights. The properties also feature air source heat pumps, further enhancing their eco-friendly credentials.

Located in Newhall, CM17, these homes are part of a community that offers a variety of amenities and attractions. Newhall is designed with a focus on community living, with plenty of open spaces, parks, and play areas. It has a range of amenities within the development, including a primary school, a nursery, and a community hall. Newhall also offers a local center that includes shops, a beautiful café called New Ground, and a supermarket. Newhall is well-connected, with Harlow Town Centre and Harlow Mill railway stations nearby, offering direct services to London Liverpool Street. It's also close to the M11 motorway, providing easy access to London and Cambridge.

The area around Newhall has several attractions. The ancient market town of Waltham Abbey, home to the Epping Forest District Museum and the Royal Gunpowder Mills, is nearby. The Lee Valley Regional Park, running along the western edge of the Epping Forest district, offers much to the leisure visitor.

There are also regular services such as the Stortford Shuttle and the Hadham Hopper, as well as self-drive minibuses for community groups to hire. The nearby towns of Epping and Ongar offer a variety of shopping and dining options. There's also North Weald Airfield, which hosts a weekly outdoor market.

These homes offer a unique blend of modern design, practical living spaces, and eco-friendly features, making them an ideal choice for those seeking a stylish and sustainable living environment. With their impressive specifications and attention to detail, these properties are set to become highly sought after. Secure your interest today and become part of this exciting new development. Please Note The Photos Used Are An Artists Impression Due To The Properties Being Close To Completion.

## Ground floor

### Entrance Hall

### Study / Bedroom Four

11' 10" x 8' 11"  
(3.60m x 2.72m)

### Wc

4' 9" x 5' 5"  
(1.45m x 1.65m)

### Kitchen / Dining Room

14' 0" x 18' 8"  
(4.26m x 5.69m)

### Utility Room

7' 1" x 5' 10"  
(2.16m x 1.78m)

## First floor

### Lounge 1

5' 7" x 19' 2"  
(4.75m x 5.84m)

### Roof Terrace

30' 8" x 12' 7"  
(9.34m x 3.83m)

### Bedroom One

14' 0" x 11' 11"  
(4.26m x 3.63m)

### Dressing Area

10' 7" x 6' 4"  
(3.22m x 1.93m)

### En Suite Shower

5' 2" x 6' 11"  
(1.57m x 2.11m)

## Second floor

### Bedroom Two

11' 11" x 13' 6"  
(3.63m x 4.11m)

### Bedroom Three

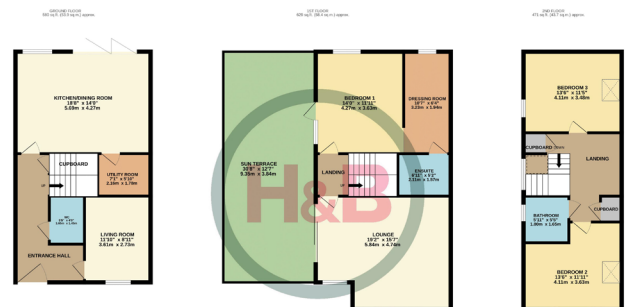
11' 11" x 13' 6"  
(3.63m x 4.11m)

### Bathroom

11' 11" x 13' 6"  
(3.63m x 4.11m)

## Outside

Car Port  
Parking  
Rear Garden



TOTAL FLOOR AREA: 1680 sq ft (154.0 sq m) approx.  
Made with Homestyler 12/24