





# Sparrowhawk Way, Harlow

£625,000 Freehold

4 bedroom detached house for sale

## Description

Jukes Estate Agents are absolutely delighted to bring to market this superb 4 bedroom detached property in Sparrowhawk Way in the highly desirable Newhall development. For sale by way of a conditional sale.\*

Estate agents have an annoying habit of saying things like "Properties like this don not come to market very often". However, in this case it is absolutely true!

Here we have a glorious 4 bedroom detached property not only in the highly desirable Newhall development, but probably in the best part of Newhall. Overlooking trees and greenery to the front of the property and overlooking a large school field to the rear. This makes this part of Newhall extremely peaceful AND, there is no chance of further development in the future.

This beautiful property is not quite 10 years old and yet the current owners have kept it in showroom condition and you could easily be fooled into thinking it was a brand new house!

You enter the property and find yourself in a lovely entrance hall that has a beautiful tiled floor. From the hall you can gain access to the lounge, the kitchen / diner, the downstairs cloakroom and of course, the stairs.

The lounge is spacious as you would expect with a 4 bed detached property. It has lovely large windows overlooking the front of the property. It also benefits (as does the entire property) from bespoke blinds. Once again, the flooring is superb.

The kitchen / diner is to die for! Fully fitted with all the usual white



goods, this family eating & cooking space is large, modern & airy. It has a superb glass feature wall that overlooks the rear garden. It has granite work surfaces and a plethora of cupboards and drawers. There is a 'funky' sink & drainer. The dining area currently houses an eight seater dining table & chairs and it also benefits from down lighting. As kitchen diners go, this is a 10/10 for sure!

Double doors open into the good size rear garden. Laid mainly to lawn, this green space has a good size patio and at the far end of the garden there is a raised decked area that is a 'sun trap'. This garden is really lovely and whilst most gardens tend to be rectangular (longer & narrower), this space is more square & therefore for keen gardeners there is an element of it being a blank canvas and has the ability of being transformed into so many horticultural configurations. The garden also has security lighting as does the driveway. From the garden, there is access via a door into the large detached garage that has electric doors (still has 5 years left on the guarantee). There is also a driveway that runs down the side of the property.

Back inside, there is the downstairs cloakroom which has been tastefully decorated and consists of a WC & hand basin. The WC has a concealed flush and a soft close lid.

There are two large storage cupboards. One in the kitchen, one in the hall.

Before we venture upstairs, it is well worth mentioning that the property comes fully alarmed & also has a ring door bell system that is staying with the property.

The property also has a water softener system installed. This of course prolongs the life of dishwashers, washing machines, showerheads etc. It also means less detergent and therefore saves money.

While we are talking money saving, this property has an EPC rating of B & therefore, energy bills are low.

Upstairs we have 4 bedrooms (3 doubles & 1 single), there is an en suite to the master and a family bathroom.

The current owners have configured the bedrooms to suit their lifestyle. They have had absolutely gorgeous handmade bedroom furniture made for all the bedrooms and this is staying when the property is sold.

What they have done here is they have used bedroom 3 and converted it into a dressing room and bedroom 4 is currently used as a home office.

Bedroom 2 is a nice double with views over the rear garden.

The Master Bedroom has a gorgeous en suite with walk in shower, WC & wash basin. It is fully tiled on all walls & floor. This cracking master bedroom also has a lovely balcony that the owners tell me they get fantastic use of during the warmer months.

The family bathroom is also fully tiled on all walls & floor. There is a bathtub, shower, WC (with soft close lid) & wash basin.

At the front of the property there is a small front garden that is beautifully kept.

There is a annual service charge of approx. £400 for the up keep of the green communal spaces in Newhall.

So in conclusion, what we have is an absolutely stunning 4 bedroom family home that is a complete 'move in do nothing' property in perhaps the best location in the Newhall development. So with location still the most important factor when choosing a place to live, what is living in Newhall like?

Nestled within the vibrant town of Harlow, Essex, Newhall offers a contemporary living experience that harmoniously blends modern architecture with family-friendly amenities. Designed with a vision of community and sustainability, Newhall stands out as a distinctive neighbourhood catering to the diverse needs of families.

#### Amenities

Newhall boasts a variety of amenities designed to enhance daily life for its residents:

Education: Families have access to reputable educational institutions. Newhall Primary Academy, located within the neighbourhood, has received positive feedback for its educational

standards. Nearby, Church Langley Community Primary School and Churchgate Primary School offer additional options for primary education.

**Parks and Playgrounds:** The neighbourhood is thoughtfully designed with green spaces in mind. Residents can enjoy several parks and playgrounds, such as St Nicholas Green and New Pond Street, providing safe and engaging environments for children to play and families to gather.

**Community Facilities:** Plans are underway for a Community Centre, which will serve as a hub for events, meetings, and activities, fostering a strong sense of community among residents.

**Shopping and Dining:** The neighbourhood centres at North Square and New Pond Street offer essential services and dining options. Residents can find a Co-op Food store, Coffee Base café, New Ground Café, and various other retail and service establishments, ensuring daily conveniences are within easy reach.

#### Transport Links

Newhall is strategically positioned to provide excellent connectivity for both local and long-distance travel:

**Road:** Proximity to major roadways, including the M11 and M25 motorways, facilitates easy access to London, Cambridge, and beyond. This connectivity is ideal for commuting professionals and families planning weekend getaways.

**Rail:** Harlow Town train station, approximately 2.5 miles from Newhall, offers regular services to London Liverpool Street, with journey times around 30 minutes. The station also provides connections to Stansted Airport and Cambridge, making both domestic and international travel convenient.

**Bus Services:** Local bus routes connect Newhall to Harlow Town Centre and surrounding areas. Services like the 10, 59, and 724 buses link residents to destinations including Church Langley, Anglia Ruskin University, Stansted Airport, and even Heathrow Airport, enhancing the neighbourhood's accessibility.

#### Family Life

Newhall is thoughtfully designed to support and enrich family life:

**Community Engagement:** The establishment of the Newhall Residents' Association encourages active participation in community decisions, fostering a collaborative environment where families can contribute to neighbourhood initiatives and events.

**Safety:** While Newhall is considered safe, the community's proactive approach to safety and well-being ensures a secure environment for families.

**Recreational Activities:** The abundance of parks, playgrounds, and planned community facilities provides ample opportunities for recreational activities, promoting a healthy and active lifestyle for all age groups.

A new David Lloyd are opening a £25M health club in Newhall shortly. It will include a swimming pool and gym and much more and is planned to open by winter 2025.

In summary, living in Newhall offers families a modern, well-connected, and community-oriented environment. With its array of amenities, excellent transport links, and emphasis on family life, Newhall presents a compelling option for those seeking a balanced and enriching living experience in Essex.

\*Conditional sale means that the lucky new owners will have to pay a reservation fee of 1% + VAT to secure the property & that should be factored in when making an offer. For full details please call our office.

Council Tax Band: 5

Tenure: Freehold

Garden details: Private Garden

## **Tenure**

Freehold

## Sparrowhawk Way, CM17 9GY

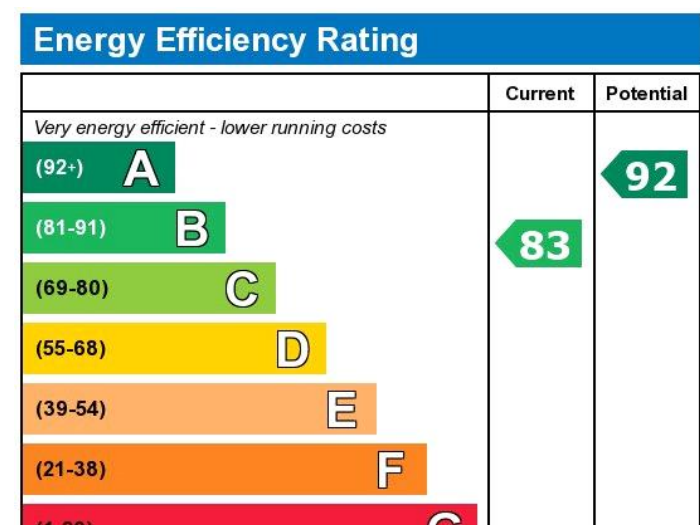
Approx. Gross Internal Area 1254 Sq Ft - 116.50 Sq M  
(Excluding Garage)

Approx. Gross Internal Area Of Garage 346 Sq Ft - 32.18 Sq M



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract.  
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.  
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



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