



Linnet Grove, Gilden Park, Harlow, Essex,

Guide Price £550,000

 Geoffrey  
Matthew



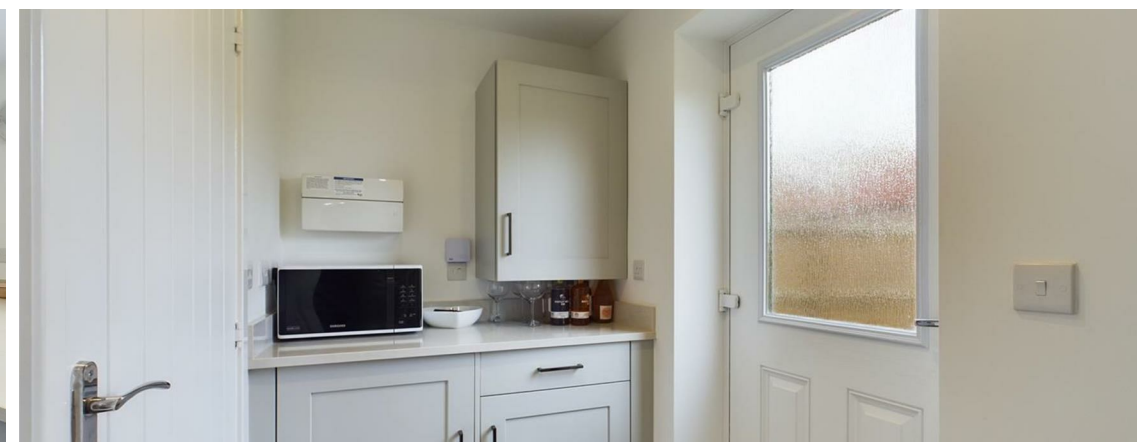
An immaculately presented four bedroom detached family home offered in the very popular new development of Gildden Park. Linnet Grove was completed in approximately 2022. The property has lovely open views to the front being situated on the very edge of Gildden Park. Gildden Park, Old Harlow is situated opposite Churchgate Street with its popular local pub. Just down the road can be found Mayfield Farm bakery, Old Harlow and its shops and restaurants also close by. Excellent travel connections being just off junction 7a, M11 and easy access onto the A414 and of course the train stations of Harlow Mill and Harlow Town giving direct access into London Liverpool Street.



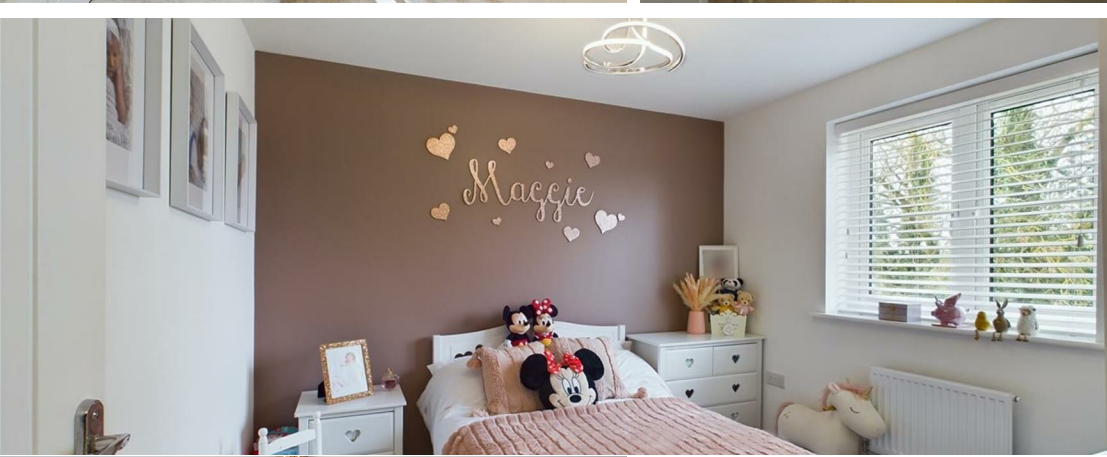




- Four Bedroom Detached Property
- Smartly Presented Modern Open Plan Kitchen/Diner/Breakfast Room
- Master Bedroom with En-Suite Shower Room
- Detached Garage with Long Driveway
- Popular Gilden Park Development
- Ideal for Access to M11, Junction 7a and A414
- Easy Access to Harlow Mill & Harlow Town Stations
- Utility Room & Downstairs Cloakroom
- Close to Churchgate Street & Old Harlow High Street











The property itself has an entrance hall leading to the lounge and dining room/playroom. To the rear a very smartly presented modern open plan kitchen/diner/breakfast room overlooking the rear garden and double doors opening out to rear aspect. Utility room giving further access to the rear and downstairs cloakroom.

On the first floor a large open landing, three double bedrooms, master bedroom with en-suite shower room and a smart modern family bathroom.

Outside, as previously mentioned the property has open views to the front. A long drive with parking for at least three vehicles leading to the detached garage. Side gate into the rear garden which runs alongside the garage and either side of the property.

The property is presented in excellent condition offering luxury with quality living and a welcoming atmosphere. Please call to view.

#### Accommodation Comprises:

##### Hallway

3'7 x 13'9 (1.09m x 4.19m)

##### Living Room

10'8 x 13'2 (3.25m x 4.01m)

##### Dining Room/Play Room

10'9 x 9'11 (3.28m x 3.02m)

##### Kitchen

19'6 x 9'6 (5.94m x 2.90m)

##### Downstairs WC

5'10 x 4'6 (1.78m x 1.37m)

##### Utility Room

7'11 x 4'6 (2.41m x 1.37m)

##### First Floor Landing

14'2 x 9'2 (4.32m x 2.79m)

##### Master Bedroom

10'9 x 11'5 (3.28m x 3.48m)

##### En-Suite Bathroom

6'0 x 3'8 (1.83m x 1.12m)

##### Bedroom Two

11'7 x 9'0 (3.53m x 2.74m)

##### Bedroom Three

9'5 x 9'11 (2.87m x 3.02m)

##### Bedroom Four

8'1 x 6'4 (2.46m x 1.93m)

##### Garage







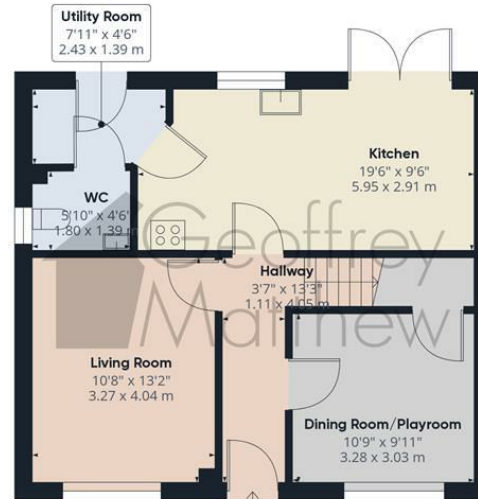
### Council Tax Details

Harlow Council F

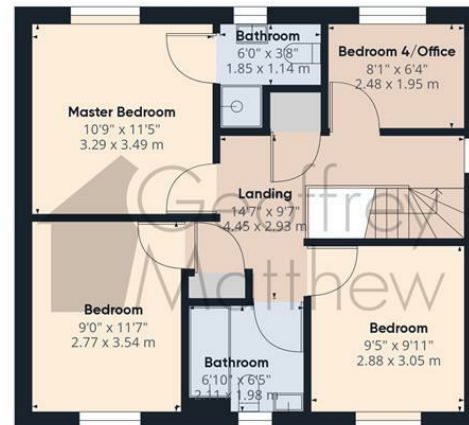
Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs		94	Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-93) A	84		(92-93) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(29-38) F			(29-38) F		
(1-28) G			(1-28) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		

England & Wales EU Directive 2002/91/EC





Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**

1144.99 ft<sup>2</sup>

106.37 m<sup>2</sup>

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Matthew