



Harlow's only family run independent estate agent



Mulberry Gardens, Old Harlow, CM17 0EF

"...Stunning Five Bedroom Detached Family Home That Could Easily Be Found in the Pages of House Beautiful Magazine..."

**£740,000
Freehold**

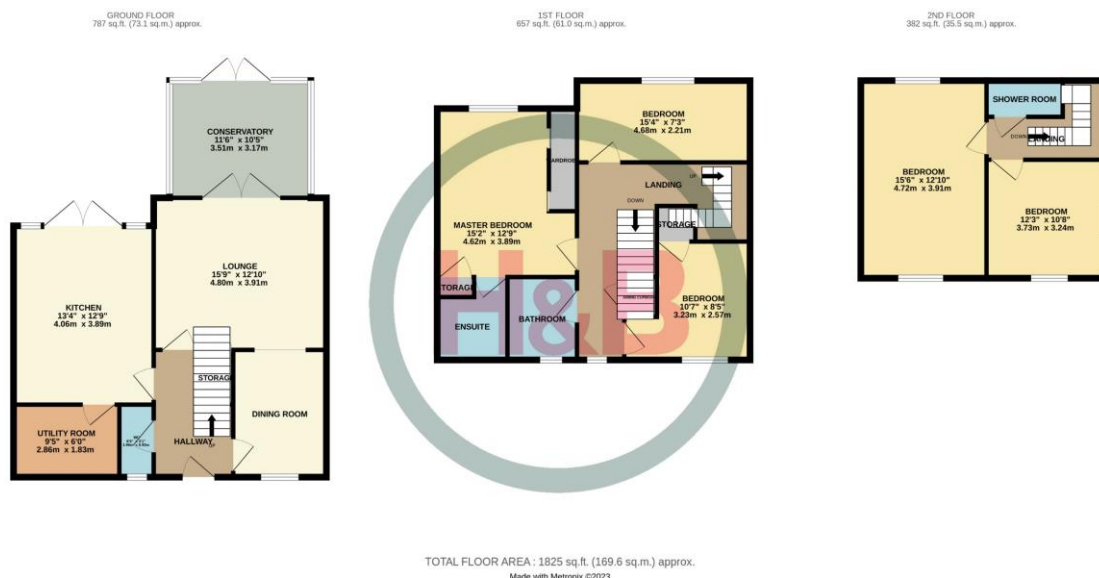
Five Double Bedrooms • Newly Fitted Bathroom & En-suite • Versatile Accommodation • Carport & Garage • Gated Development • EPC -TBA • Council Tax - G • Conservatory • Beautifully Presented



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

Howick & Brooker Partnership Gothic House Old Harlow CM17 0DN

Mulberry Gardens Old Harlow, CM17 0EF



THE PROPERTY

"...Stunning Five Bedroom Detached Family Home That Could Easily Be Found In the Pages of House Beautiful Magazine..." This wonderful and versatile detached property offers spacious accommodation over three floors and is presented to an exceptional standard throughout. The ground floor has an entrance hallway. W.C., large lounge that opens into a formal dining room and conservatory. The kitchen has matching wall and base units, integrated appliances and granite worktop. French doors lead to the garden. There is also the benefit of a utility room. To the first floor there are three bedrooms including the principal room with newly fitted en-suite shower and fitted wardrobes. There is also a newly fitted family bathroom. To the second floor there are two further bedrooms, one of which is currently used as a home office and a shower room. Outside there is a carport with gates and a garage as well as ample parking. The rear garden has been landscaped and has mature shrubs and lawn area. Patio and pergola. All the fittings and decoration in this wonderful home are of the highest quality and can only be truly appreciated on internal inspection. Situated in a private gated development is the picturesque Mulberry Green, within walking distance to Old Harlow High Street, station and schools. It is also has excellent access to J7a of the M11.

Ground Floor

Entrance Hallway

Lounge

15' 9" x 12' 10"
(4.80m x 3.91m)

Dining Room

11' 4" x 8' 7"
(3.45m x 2.61m)

Kitchen

13' 4" x 12' 3"
(4.06m x 3.73m)

Utility Room

9' 5" x 6' 0" (2.87m
x 1.83m)

Conservatory

11' 6" x 10' 5"
(3.50m x 3.17m)

W.C.

First Floor

Bedroom One

15' 2" x 12' 9" (4.62m
x 3.88m)

En-suite

Bedroom Five

15' 4" x 7' 3"
(4.67m x 2.21m)

Bedroom Three

10' 7" x 8' 5"
(3.22m x 2.56m)

Family Bathroom

Second Floor

Bedroom Two

15' 6" x 12' 10"
(4.72m x 3.91m)

Bedroom Four

12' 3" x 10' 8"
(3.73m x 3.25m)

Shower Room

Outside

Garage & Carport

Landscaped Garden

Energy performance certificate (EPC)

10 Mulberry Gardens Mulberry Green HARLOW CM17 0EF	Energy rating C	Valid until: 26 February 2033 Certificate number: 5400-1148-2722-9320-0273
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Property type: Detached house

Total floor area: 165 square metres

Rules on letting this property

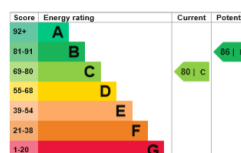
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be B.

See [how to improve this property's energy performance](#).



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60