



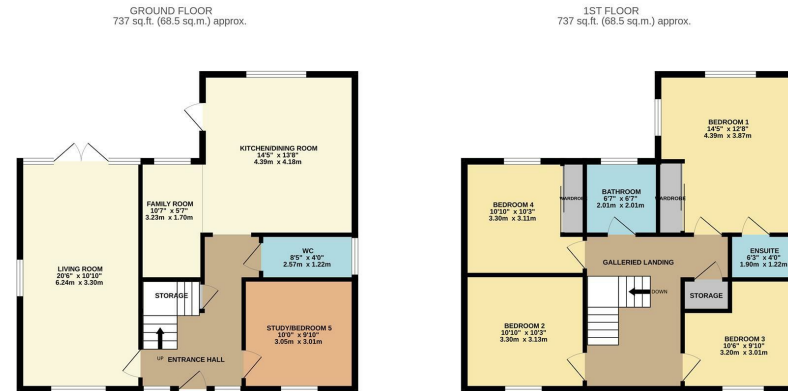
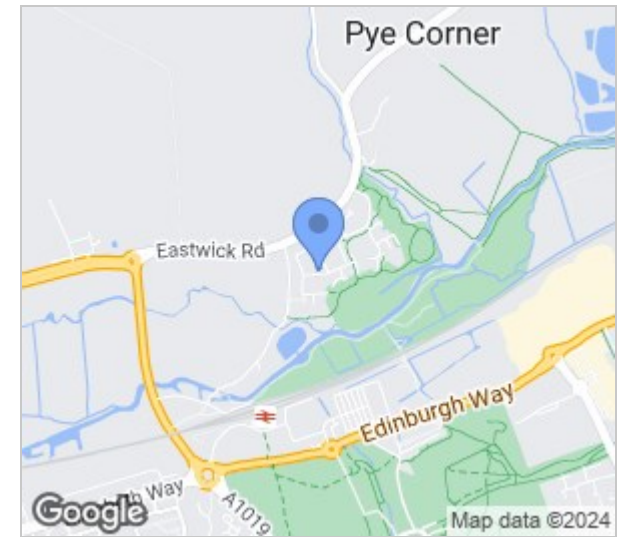
Terlings Avenue, Gilston, CM20 2FN  
£685,000

4 2 2

# Terlings Avenue, Gilston, CM20 2FN

This beautifully presented four/five double bedroom detached family home is found in the desirable development of Terlings Park, just a short walk from Harlow Town Train Station with direct links to London and Cambridge. The property includes a large entrance hallway leading to a bright lounge, dining room which can be used as a fifth bedroom, open plan family room and modern fitted kitchen/diner with a range of wall and base units with integrated appliances, a separate family room and a cloakroom/WC. On the first floor there is a beautiful galleried landing with four double bedrooms, a luxury en-suite to the master and a family bathroom with a white three piece suite. Externally there is a large rear garden is mainly laid to lawn with a patio area, side access and access to the double length driveway and garage. There is a communal charge of £390pa (approx) for the upkeep of the stunning communal grounds.

Terlings Avenue is located in the ever popular Terlings Park development consisting of lots of open greenery perfect for dog walks. As well as being only a short walk to Harlow Town Train Station, two local pubs/restaurants and a short drive to all major shops (Asda, Sainsburys etc).



TOTAL FLOOR AREA: 1474 sq.ft. (136.9 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplans 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                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D |                         |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |   |                         |           |
| (92 plus)   | A |                         |           |
| (81-91)   | B |                         |           |
| (69-80)   | C |                         |           |
| (55-68)   | D |                         |           |
| (39-54)   | E |                         |           |
| (21-38)   | F |                         |           |
| (1-20)  | G |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |   |                         |           |
| England & Wales   |   | EU Directive 2002/91/EC |           |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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