



Birch Walk | Gilden Park | Harlow | CM17 0FQ

Guide Price £465,000 - £490,000





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GUIDE PRICE £475,000-£490,000: A WELL PRESENTED FOUR/FIVE BEDROOM SEMI-DETACHED TOWN HOUSE with allocated parking. The ground floor comprises of an entrance hall, modern fitted kitchen with a range of integral appliances, inner hall, utility cupboard, WC and spacious lounge diner. The first floor benefits from a large reception room (currently being used as a fifth bedroom), a family bathroom and a double bedroom with balcony. The second floor features a double bedroom with ensuite shower room, a further two bedrooms and a family shower room. The rear garden has been professionally landscaped with rear access to parking. The sellers have agreed a purchase on a new build property which is nearing readiness so a quick sale can be achieved. Viewings advised.

- Four/Five Bedrooms
- Semi-Detached House
- Allocated Parking
- Sought-After Location
- Council Tax Band: E
- EPC Rating: B

#### Front

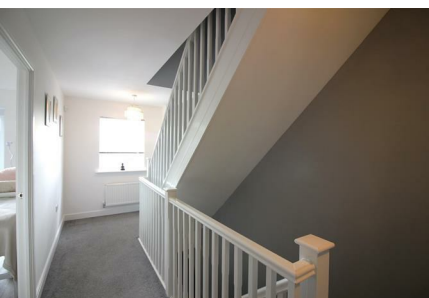
Front garden with slate chippings and plants. Timber gate to rear garden. External front door to entrance hall. Looking out onto communal gardens.

#### Entrance Hall

Stairs to first floor. External door to front. Built-in storage cupboard housing electrics. Radiator to wall. Internal door to Inner hall.







### Inner Hall

Inner hall linking open plan lounge with kitchen. Internal doors to utility cupboard (housing washing machine) and WC.

### Kitchen

11'02" x 8'11" (3.40m x 2.72m)

Double glazed window to front aspect. Modern fitted white high gloss kitchen with laminate worktops, 1.5 stainless steel sink and drainer and plinth heaters. Integral appliances consisting of dishwasher, double oven and fridge freezer. Gas hob with cooker hood above. Open plan to inner hall.

### WC

White WC and pedestal sink to wall. Radiator to wall. Internal door to inner hall.

### Lounge Diner

13'08" x 16'00" (4.17m x 4.88m)

Double glazed window and door to rear aspect/garden. Radiator to wall. Open plan to inner hall.

### First Floor Landing

Double glazed window to front aspect. Radiator to wall. Stairs to ground floor and second floor. Internal doors to second reception room/bedroom five, family bathroom, bedroom two and airing cupboard.

### Reception Room / Bedroom Five

10'04" x 16'00 (3.15m x 4.88m)

Double glazed window to rear aspect, double glazed door with Juliette balcony. Radiator to wall. Internal door to landing.

### Family Bathroom

White three piece bathroom suite. Radiator and extractor fan. Internal door to landing.

### Bedroom Two

11'05" x 9'00" (3.48m x 2.74m)

Double glazed door to large 4m balcony. Radiator to wall. Internal door to landing. (Currently being used as a beauty room).









## Second Floor Landing

Radiator to wall. Stairs to first floor landing. Internal doors to bedrooms and family shower room. Loft hatch (loft space is large and boarded with power and lighting).

## Bedroom One

13'05" max x 12'08" max (4.09m max x 3.86m max)

Double glazed window to front aspect. Radiator to wall. Internal doors to en-suite and landing.

## Bedroom One Ensuite

Double glazed window to front aspect. White WC and pedestal sink to wall. Large shower cubicle with thermostatic shower. Extractor fan and radiator to wall. Internal door to bedroom.

## Bedroom Three

10'00" x 9'01" (3.05m x 2.77m)

Double glazed window to rear aspect, radiator to wall. Internal door to landing.

## Bedroom Four

11'05" x 6'08" (3.48m x 2.03m)

Double glazed window to rear aspect, radiator to wall. Internal door to landing.

## Family Shower Room

White WC and pedestal sink to wall. Large shower cubicle with thermostatic shower. Extractor fan and radiator to wall. Internal door to landing.

## Garden

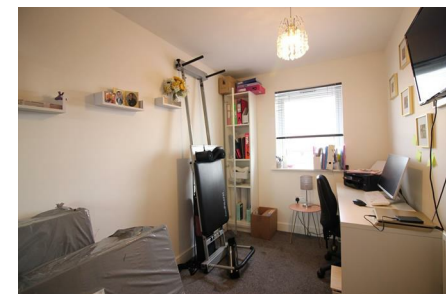
Professionally landscaped rear garden with patio and ground prepared ready for turf. External power sockets. Timber rear gate to parking. Hot Tub and timber shed is not included within sale.

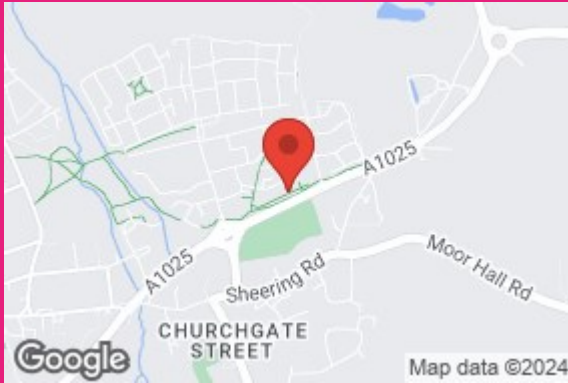
## Location

Birch Walk is situated in the popular new development of Gilden Park and is located close to local amenities, schooling, Harlow Mill Train Station and the new M11 7A Junction.

## Agents Notes

The sellers have agreed a purchase on a new build property which is nearing readiness so a quick sale can be achieved. There is an estate charge payable every 6 months of £93.





### Ground Floor

Approx. 42.9 sq. metres (461.9 sq. feet)



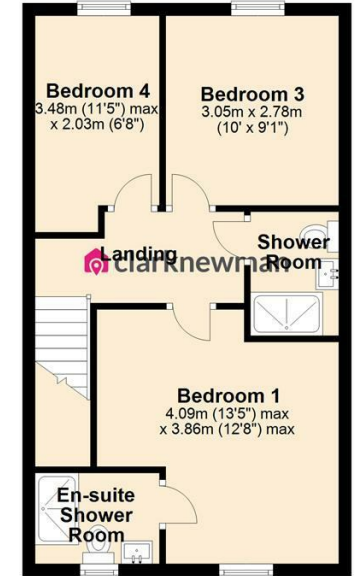
### First Floor

Approx. 42.9 sq. metres (462.1 sq. feet)



### Second Floor

Approx. 43.1 sq. metres (463.8 sq. feet)



Total area: approx. 128.9 sq. metres (1387.7 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is only intended as a guide to the layout of the property and is not designed to look exactly like the real property. Flooring, wall coverings and so on will not match the actual property. Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		85	
(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	

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