



Lapwing Drive | Gilden Park | Harlow | CM17 0GS

Asking Price £445,000

 clarknewman



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AN IMMACULATE THREE DOUBLE BEDROOM LINK-DETACHED HOUSE which has benefitted from major improvements throughout by the current vendors. The ground floor comprises of an inviting entrance hall, modern fitted kitchen with high gloss cabinets offering a range of wall and base units as well integral appliances, a large lounge/diner with ample seating and entertaining space and cloakroom. The first floor benefits from three very generously sized double bedrooms all featuring fitted wardrobes, with the master bedroom having the added benefit of en-suite shower room and a family bathroom. The rear garden has been re-landscaped by the vendors and offers sandstone patio, artificial turf and access to front. This property has been kept immaculately by the vendors and an internal viewing is highly recommended to appreciate the property.

- Three Double Bedrooms
- Linked Detached Home
- Private Driveway for Two/Three Cars
- Impressive Rear Garden
- Council Tax Band: E
- EPC Rating: B

Front

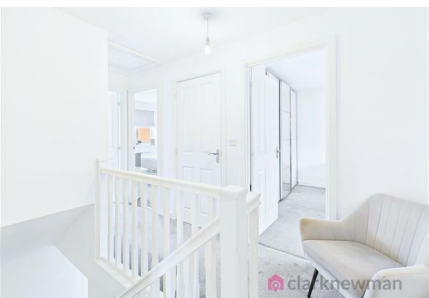
Driveway for two/three cars.

Entrance Hall

10'00 x 4'00 (3.05m x 1.22m)

Spacious entrance hall with radiator to wall, internal doors to lounge and cloakroom. Opening to kitchen.





### Kitchen

10'00 x 7'01 (3.05m x 2.16m)

A modern fitted kitchen with high quality gloss cabinets offering a range of wall and base units, as well as integrated oven, hob with extractor fan above, fridge freezer, washing machine and dishwasher. Boiler to wall and UPVC double glazed window to front.

### Lounge/Diner

15'04 x 16'06 (4.67m x 5.03m)

Large lounge/diner with ample entertaining/dining space with UPVC double glazed window to rear and doors to garden, radiator to wall and useful storage cupboard.

### Cloakroom

6'03 x 4'08 (1.91m x 1.42m)

Large ground floor cloakroom with white toilet and sink. UPVC double glazed window and radiator to wall.

### Landing

2'11 x 6'07 (0.89m x 2.01m)

Large landing with internal doors to double bedrooms and family bathroom. Two extremely useful storage cupboards and loft hatch.

### Bedroom One

13'06 x 9'05 (4.11m x 2.87m)

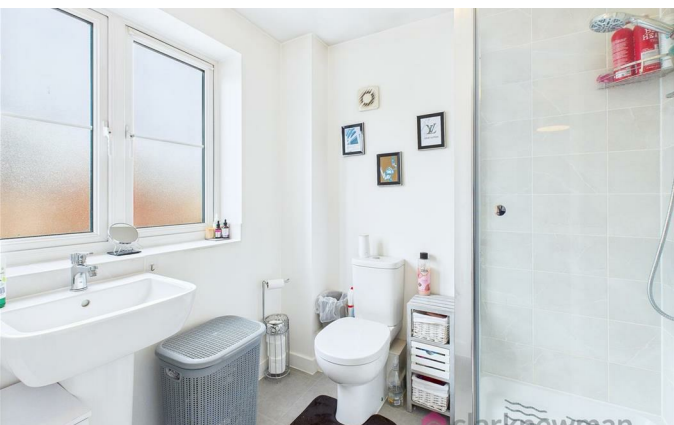
Large double bedroom with floor to ceiling fitted wardrobes, UPVC double glazed window to rear, radiator to wall and internal door to en-suite shower room.

### En-Suite

6'06 x 6'07 (1.98m x 2.01m)

En-Suite shower room featuring large walk in shower with thermostatic control, white toilet and sink, extractor fan, chrome heated towel rail and UPVC double glazed window to rear.







### Bedroom Two

17'10 x 9'05 (5.44m x 2.87m)

Double bedroom with UPVC double glazed windows on the front and back providing ample natural light, floor to ceiling fitted wardrobes and radiator to wall.

### Bedroom Three

11'06 x 9'06 (3.51m x 2.90m)

Large double bedroom with floor to ceiling fitted wardrobes, UPVC double glazed window to front and radiator to wall.

### Bathroom

6'03 x 6'07 (1.91m x 2.01m)

Family bathroom suite offering white bath with shower, white toilet and sink. Extractor fan, chrome heated towel rail and UPVC double glazed window to front.

### Garden

Recently re-landscaped garden offering ample entertaining/seating space with sandstone patio to front, artificial turf and side access to parking. Large wooden shed.

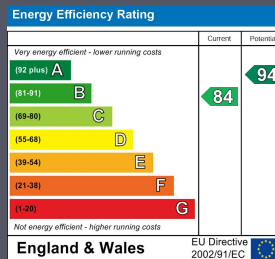
### Local Area

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

### More Info

Built-in 2018 this property is still well within the initial 10-year NHBC new build warranty. There is also an estate charge payable of approximately £230 per annum.





Equity House  
4-6 Market Street  
Harlow  
Essex  
CM17 0AH  
01279 400444  
hello@clarknewman.co.uk