



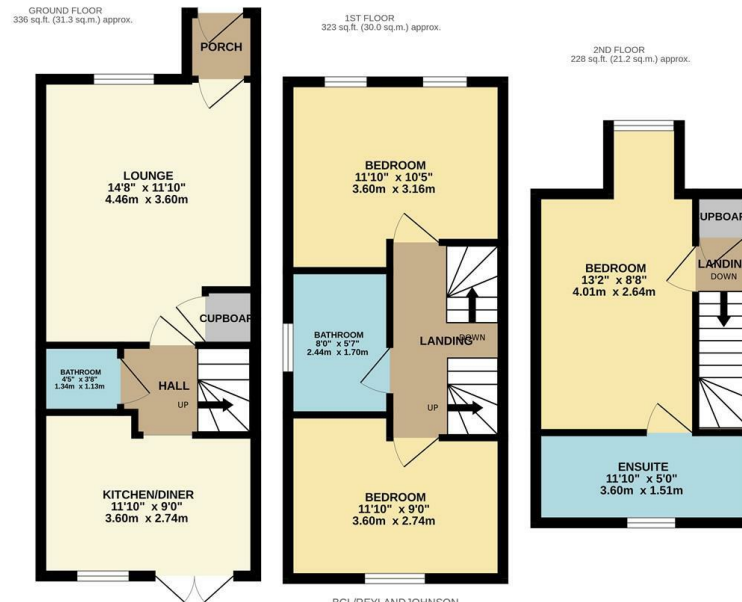
Bird Cherry Lane, Old Harlow, CM17 0FR  
Guide Price £415,000

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# Bird Cherry Lane, Old Harlow, CM17 0FR

Guide Price £415,000 - £425,000

Built only 5 years ago is this immaculate three double bedroom semi detached family home with a carport for two/three cars, located in the desirable new development of Gilden Park. On the ground floor there is a porch leading to a large lounge, modern kitchen/diner with a range of fitted wall and base units, plus a cloakroom/WC. Upstairs there are two double bedrooms and a family bathroom with a modern white three piece suite, whilst on the top floor there is a master bedroom with a stunning en-suite shower room. Outside the rear garden is mainly laid to lawn with a patio area, shed and side access leading to the driveway and carport. The property is found overlooking a beautiful new playground, within easy access of local shops, schools, open fields and the new M11 junction 7A. Harlow Mill Train Station is within walking distance and Stansted Airport is within 20 minute drive. Please note there is an estate charge with this property.



TOTAL FLOOR AREA - 887 sq.ft. (82.4 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
83	97
Very energy efficient - lower running costs	
A (92 plus)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
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	
A (82 plus)	
B (61-81)	
C (49-60)	
D (35-48)	
E (21-38)	
F (1-20)	
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.