





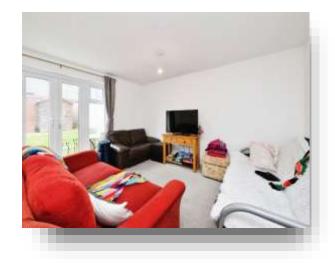
welcome to

Birch Walk, Harlow

William h Brown are delighted to offer for sale this well presented four bedroom family home situated in the sought after and quiet location of Birch Walk, Harlow. This location is situated in the new development of Gilden Park,













- Accommodation Overview -

Entrance Hall

Under stairs cupboard and stairs leading to the 1st floor.

Cloakroom

Wash hand basin, wc and extractor fan.

Lounge / Diner

16' x 13' 8" (4.88m x 4.17m)

Window to rear aspect, double doors to the rear and carpet.

Kitchen

11' 1" x 9' 10" (3.38m x 3.00m)

Window to front aspect, sink with drainer unit, base and wall fitted units with work surfaces over, 5 ring gas hob, dual oven and wooden floor.

- First Floor -

Bedroom 1

21' 1" x 10' 7" (6.43m x 3.23m)

Window to front aspect, skylight window to the rear, radiator and carpet.

En Suite

Window to rear aspect, wash hand basin, wc, shower cubicle and tiled floor.

Bedroom 2

11' 11" x 9' 9" (3.63m x 2.97m)

Window to rear aspect, radiator and carpet.

Bedroom 3

10' 8" x 8' 10" (3.25m x 2.69m)

Window to front aspect, radiator and carpet.

Bedroom 4

10' 8" x 5' 9" (3.25m x 1.75m)

Window to rear aspect, radiator and carpet.

Bathroom

Bath with mixer tap, wc, wash hand basin, extractor fan and part tiled.

- Exterior -

Rear Garden

Mainly laid to lawn with patio area, pathway and rear access.

Parking

Two spaces.











welcome to

Birch Walk, Harlow

- Four bedrooms
- Semi detached
- Well presented
- En-suite to master bedroom
- Off street parking

Tenure: Freehold EPC Rating: B

guide price

£465,000



Total Roor area 114.7 Art (1,255 sq.R.) approx







Gilden Way -playing fields A1025 Coogle Map data @2024 Please note the marker reflects the postcode not the actual property

check out more properties at williamhbrown.co.uk

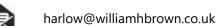


Property Ref: HLO104363 - 0001 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent

would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these and boundaries of the property and other important matters before exchange of contracts.



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