



**Birch Walk, Harlow CM17 0FQ**

**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 Gildea 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.



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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 floor area 114.7 m<sup>2</sup> (1,235 sq ft.) approx.  
The floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and construction are approximate. No details are guaranteed. They cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A callout may refer to open-to-open measurements. Powered by www.floorplan.com



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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