



**Bird Cherry Lane, HARLOW CM17 0FR**

**welcome to**

**Bird Cherry Lane, HARLOW**

**\*\*GUIDE PRICE £475,000-£500,000\*\*** William h Brown are delighted to offer for sale this well presented three bedroom link-detached house situated in the sought after, quiet location of Bird Cherry Lane, Harlow. This location is situated in the new development of Gilden Park.



## - Accommodation Overview –

### **Cloakroom**

Window to front aspect, wash hand basin and wc.

### **Lounge**

13' 8" x 16' 7" ( 4.17m x 5.05m )

Window and door to the rear aspect, fitted shutters and radiator.

### **Kitchen**

11' 7" x 9' 6" ( 3.53m x 2.90m )

Window to front aspect with fitted shutters, electric oven and hob, space for fridge/freezer, dishwasher and washing machine, fitted base and wall units, extractor fan and wooden flooring.

## - First Floor –

### **Bedroom 1**

15' 10" x 14' 1" ( 4.83m x 4.29m )

Window to rear aspect, radiator and wooden flooring.

### **Bedroom 2**

15' 9" x 9' 6" ( 4.80m x 2.90m )

Window to rear aspect, door to en-suite, radiator and wooden flooring.

### **En-Suite**

Shower cubicle, wc and wash and basin.

### **Bedroom 3**

9' 6" x 9' 8" ( 2.90m x 2.95m )

Window to front aspect, radiator and wooden flooring.

### **Bedroom 4 / Study**

6' 6" x 6' 7" ( 1.98m x 2.01m )

Window to rear aspect, radiator and wooden flooring.

### **Bathroom**

Bath, wash hand basin and wc.

## - Exterior –

### **Parking**

Car port for 2 cars.

### **Rear Garden**

Mainly laid to lawn.



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welcome to

## Bird Cherry Lane, HARLOW

- Three bedrooms
- Links detached
- Off street parking
- Sought after location
- En-suite to master bedroom

Tenure: Freehold EPC Rating: B

guide price

**£475,000**



Total floor area 100.2 m<sup>2</sup> (1,080 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 seller must rely upon its own measurements. Powered by www.floorplan.com



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HLO104209 - 0001

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