



Bird Cherry Lane, CM17 0FR  
Harlow





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# Bird Cherry Lane, CM17 0FR

Guide Price: £450,000 - £475,000

Welcome to this delightful THREE/FOUR BEDROOM LINK DETACHED FAMILY HOME, nestled in the charming Bird Cherry Lane in the ever so popular new development - Golden Park. This beautiful family home built in 2020 with 6 years left on the NHBC warranty offers a perfect blend of modern comfort and convenience. This property has the added benefit of a car port for two vehicles.

As you step into the inviting entrance hall, you are greeted by a spacious family lounge, ideal for relaxing or entertaining guests with doors leading through to the rear garden. The modern fitted kitchen is a highlight, complete with a range of wall and base units, as well as underfloor heating to keep you warm during those chilly mornings. Convenience is key with a downstairs cloakroom which is ideal for guests. The rear garden is thoughtfully laid to artificial grass with a patio area and has the added benefit of side access.

On the first floor, you will find a beautiful master bedroom featuring its own en-suite bathroom for added privacy and luxury. There are a further two well proportioned bedrooms and an additional fourth bedroom which is an ideal study room for those that work remotely. The family bathroom features a three piece suite.

This family home is in a convenient location for those needing easy access to the M11/M25 via junction 7A to commute to either London, Cambridge and Stansted. The property is within the catchment area for sought after Primary Schools & Secondary Schools. Close by is a range of local shops and amenities.

There is an estate charge of approximately £180 P/A which contributes to maintaining the

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- THREE/ FOUR BEDROOM LINK DETACHED HOME
- NHBC WARRANTY- 6 YEARS REMAINING
- POPULAR DEVELOPMENT
- DOWNSTAIRS CLOAKROOM
- LOW MAINTENANCE REAR GARDEN WITH SIDE ACCESS

#### **Kitchen 11'7 x 9'6 (3.53m x 2.90m)**

Double Glazed windows to front aspect with fitted shutters, electric oven and hob, extractor fan, space for fridge/freezer, plumbing for dishwasher and washing machine, a range of base and wall units, extractor fan, wooden flooring, power points.

#### **Lounge 13'8 x 16'7 (4.17m x 5.05m)**

Double glazed window to the rear aspect, fitted shutters, wooden flooring, single radiator, power points, Tv Aerial point, Doors leading to the rear garden.

#### **Cloakroom**

Double glazed windows to the front aspect, wash basin, tiled splash backs, single radiator, low level W.C

#### **Bedroom One 15'10 x 14'1 (4.83m x 4.29m)**

Double glazed windows to rear aspect, single radiator, wooden flooring, power points

#### **En-suite**

tiled flooring, shower cubicle with thermostatically controls, wash basin with mixer tap, low level w.c, extractor fan.

#### **Bedroom Two 15'9 x 9'6 (4.80m x 2.90m)**

Double glazed windows to front and rear aspect, single radiator, wooden flooring, power points.

#### **Bedroom Three 9'6 x 9'8 (2.90m x 2.95m)**

Double glazed windows to front aspect, single radiator, wooden flooring, power points.

#### **Study Room (Bedroom Four)**

Double glazed windows to rear aspect, single radiator, wooden flooring, power points.

- CAR PORT FOR TWO VEHICLES
- WELL MAINTAINED THROUGH- OUT
- EASE OF ACCESS TO THE M11 & M25 VIA JUNCTION 7A
- EN-SUITE TO THE MASTER BEDROOM
- IDEAL PURCHASE FOR A FAMILY

#### **Family Bathroom 6'6 x 6'7 (1.98m x 2.01m)**

Double glazed windows to the front aspect, panel enclosed bath with mixer tap, part tiled walls, heated towel rail, tiled flooring, extractor fan, wash basin with mixer tap, low level w.c

#### **Garden**

Mainly Laid to artificial grass with a patio area, fence panels, side access.

Flood Risk: Very Low

Tenure: Freehold

Build: Standard Construction

Parking: Car Port For Two Cars

NHBC Warranty - 6 Years Remaining

Estate Charge: Approx. £180 P/A

EPC Rating: B

Council Tax Band: E





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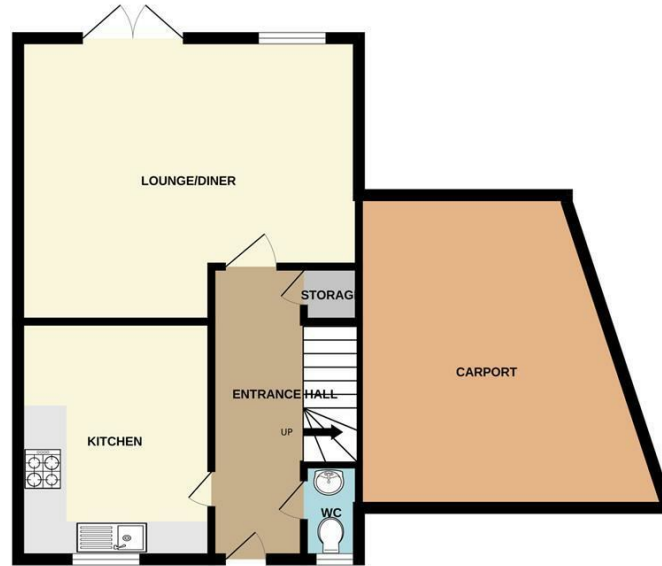
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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