



Wattle Road, CM17 0GE
Harlow





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Kings Group are delighted to present this BEAUTIFULLY PRESENTED FOUR BEDROOM DETACHED FAMILY HOME, located on the sought-after Wattle Road within the Gilden Park development. Built in 2019, this modern property still benefits from FOUR YEARS remaining on the NHBC WARRANTY and is offered for sale on a CHAIN FREE BASIS. With excellent kerb appeal, the home boasts a garage and generous driveway with space for two vehicles.

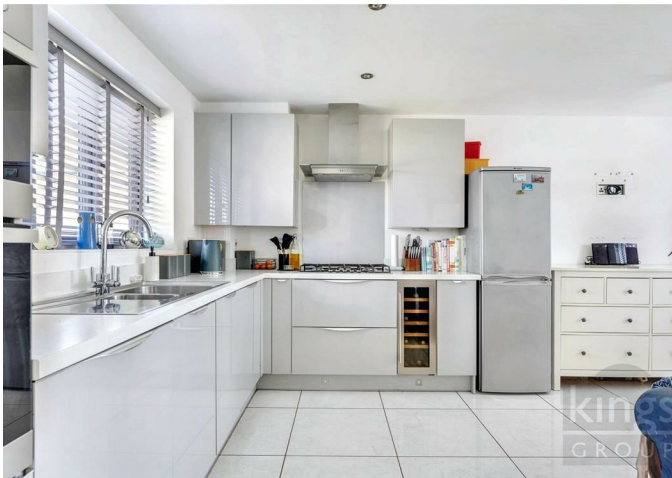
Step inside to a welcoming entrance hall that leads to a bright and spacious family lounge, complete with double doors that open out onto the rear garden – perfect for entertaining or relaxing with family. The modern fitted kitchen/diner offers a stylish and functional space, featuring a range of wall and base units, integrated appliances, and direct access to the garden. A downstairs cloakroom adds further convenience to the ground floor layout.

On the first floor, the master bedroom benefits from an en-suite shower room, while the second bedroom enjoys the added charm of its own private balcony. The second floor hosts two additional double bedrooms, both generously sized and serviced by a contemporary Jack and Jill family bathroom complete with a modern three-piece suite. The property is immaculately presented throughout and ready for immediate occupation.

Externally, the large rear garden is mainly laid to lawn with a patio area ideal for summer dining.

Situated in an ideal location for commuters, the home is within easy reach of the M11/M25 via the new Junction 7A, offering direct links to London, Stansted Airport, and Cambridge. Local schools, shops, and amenities are all close by, making this an excellent choice for families.

Offers In The Region Of £595,000



- **CHAIN FREE**
- **GARAGE**
- **LARGE REAR GARDEN**
- **DOWNSTAIRS CLOAKROOM**
- **FOUR YEARS REMAINING ON THE NHBC WARRANTY**

Entrance Hall

Tiled flooring, power points.

Kitchen/Diner 16'94 x 16'17 (4.88m x 4.88m)

Double glazed windows to the front and rear aspect, double and single radiator, tiled flooring, splash backs, a range of wall and base units with roll top worksurfaces, integrated cooker, electric oven and gas (5 ring) hob, extractor fan, double drainer unit, space for fridge freezer, plumbing for washing machine, integrated dishwasher, spotlights, door leading to rear garden, understairs storage cupboard, power points.

Lounge 10'39 x 16'25 (3.05m x 4.88m)

Double glazed windows to the front and side aspect, single radiator, tiled flooring, power points, TV aerial point, door leading to rear garden,

Cloakroom 3'76 x 4'99 (0.91m x 1.22m)

Spotlights, tiled walls, single radiator, tiled flooring, extractor fan, wash basin with mixer tap, low level W.C

Bedroom One (First Floor) 10'42 x 11'00 (3.05m x 3.35m)

Double glazed windows to the rear aspect, single radiator, carpeted flooring, built in wardrobes, power points.

En-suite 7'39 x 4'83 (2.13m x 1.22m)

Double glazed window to the front aspect, spotlights, tiled walls, laminate flooring, extractor fan, double shower cubicle with thermostatic controls, wash basin with mixer taps, low level W.C, shaver point.

Bedroom Two (First Floor) 10'40 x 9'70 (3.05m x 2.74m)

Double glazed window to the front aspect, single radiator, carpeted flooring, power points, door leading to balcony.

Family Bathroom (First Floor) 6'58 x 6'21 (1.83m x 1.83m)

Double glazed window to the rear aspect, spotlights, tiled walls, single radiator, laminate flooring, extractor fan, panel enclosed bath with mixer tap and shower attachment, wash basin with mixer taps, shaver point.

- **FOUR BEDROOM DETACHED FAMILY HOME**
- **DRIVEWAY FOR TWO CARS**
- **EN-SUITE TO THE MASTER BEDROOM**
- **BEDROOM TWO WITH BALCONY**
- **CLOSE TO THE M11/M25 VIA JUNCTION 7A**

Bedroom Three (Second Floor) 11'58 x 13'16 (3.35m x 3.96m)

Double glazed windows to front and side aspect, double radiator, carpeted flooring, two built in wardrobes, power points, door leading to Jack & Jill Bathroom.

Bedroom Four (Second Floor) 10'31 x 13'44 (3.05m x 3.96m)

Double glazed window to the front and side aspect, single radiator, carpeted flooring, built in wardrobes, power points.

Family Bathroom (Jack & Jill) 7'26 x 4'84 (2.13m x 1.22m)

Double glazed window to the rear aspect, spotlights, tiled walls, laminate flooring, shower cubicle with thermostatic controlled shower, wash basin with mixer taps shaver points, low level W.C

Garden

Mainly laid to lawn with patio area, two side access to rear garden, wood fence panels and brick walls, electric power points, water tap

Schools/Transport Links

Primary Schools:

Harlowbury Primary School (0.52 miles), Churchgate Church of England Voluntary Aided Primary School (0.53 miles)

Secondary Schools:

St Nicholas School (0.63 miles), Mark Hall Academy (1.1 miles)

Train stations:

Harlow Mill Rail Station (0.85 Miles), Harlow Mill Rail Station (0.88 miles)

Motorways:

M11 J7A (0.77 miles), M11 J7 (3.24 miles)

Flood Risk: Rivers & Seas- Very Low, Surface Water - Very Low

Tenure: Freehold

Estate Charge: Approx. £180 per annum

Parking: Garage & Driveway for two cars







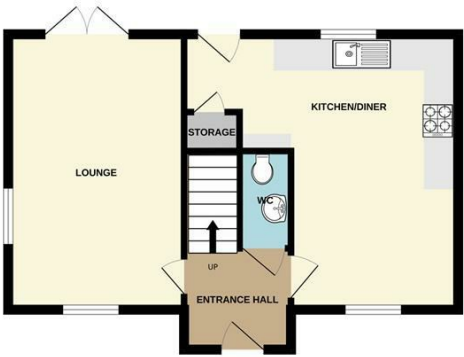
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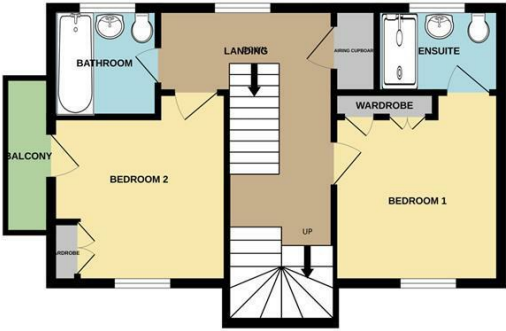
Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(29-38) F			(29-38) F		
(1-28) G			(1-28) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



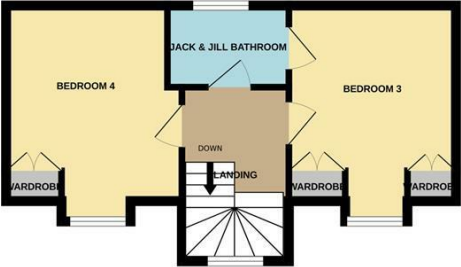
GROUND FLOOR



1ST FLOOR



2ND 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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THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.

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