



Bird Cherry Lane, CM17 0FR  
Harlow







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# Bird Cherry Lane, CM17 0FR

Kings Group are delighted to present this MODERN THREE BEDROOM SEMI DETACHED FAMILY HOME, ideally positioned on Bird Cherry Lane within the highly sought-after Gilden Park development. Designed with contemporary living in mind, the property boasts a generous carport providing parking for two to three vehicles,

An inviting porch that leads directly into a spacious family lounge. This bright and welcoming space includes a useful understairs storage cupboard, making it both practical and stylish for modern family life.

The heart of the home is the beautifully presented kitchen/diner, complete with a range of modern wall and base units and ample worktop space. French doors open seamlessly onto the rear garden, allowing for effortless indoor-outdoor living. A downstairs cloakroom adds further convenience to the ground floor layout, enhancing the home's suitability for busy households.

On the first floor, you will find two generously sized double bedrooms, each benefiting from built-in wardrobes to maximise storage. A well-appointed family bathroom serves this level, featuring a modern three-piece suite. Ascending to the second floor, the impressive master bedroom occupies its own private level and offers an abundance of space, complete with a large ensuite and additional built-in storage, creating a tranquil retreat from the rest of the home.

Externally, this property continues to impress with a beautifully landscaped rear garden, mainly laid to patio and ideal for socialising and dining. A neatly maintained lawn area and convenient side access further enhance the garden's appeal.

## Offers In The Region Of £425,000



- **THREE BEDROOM SEMI DETACHED FAMILY HOME**
- **SITUATED OVER THREE FLOORS**
- **EN-SUITE TO THE MASTER BEDROOM**
- **4 YEARS REMAINING ON THE NHBC WARRANTY**
- **CLOSE TO THE M11/M25 PROVIDING DIRECT LINKS TO LONDON, STANSTEAD AND CAMBRIDGE**

### Property Information

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

Build: Standard Construction

Parking: Carport for two/three cars

Estate Charge: Approx. £200 per annum

NHBC Warranty: 4 YEARS REMAINING

### Schools/Transport Links

Primary Schools:

Secondary Schools:

Train stations:

Motorways:

### Porch 3'80 x 5'22 (0.91m x 1.52m)

Laminate flooring, Single radiator, power points.

### Lounge 11'82 14'66 (3.35m x 4.27m)

Double glazed window to the front aspect, laminate flooring, double radiator, Tv Aerial point, power points, downstairs storage cupboard.

### Kitchen/Diner 11'84 x 8'91 (3.35m x 2.44m)

Double glazed window to the front aspect, double radiator, laminate flooring, a range of wall and base units with roll top work surface, double drainer unit, extractor fan, gas hob, electric oven, space for fridge freezer, plumbing for washing machine, power points.

### Cloakroom 4'30 x 3'62 (1.22m x 0.91m)

Tiled splash backs, single radiator, laminate flooring, extractor fan, wash basin with mixer taps, low level W.C

- **CARPORT ACCOMODATING TWO/THREE CARS**
- **DOWNSTAIRS CLOAKROOM**
- **WELL MAINTAINED THROUGH OUT**
- **CLOSE TO LOCAL SHOPS, SCHOOLS, PARKS AND AMENITIES**
- **VIEWING IS HIGHLY ADVISED TO FULLY APPRECIATE THIS HOME**

### Landing (First Floor)

Carpeted flooring, power points.

### Bedroom Two 8'79 x 11'87 (2.44m x 3.35m)

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

### Bedroom Three 9'89 x 8'90 (2.74m x 2.44m)

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

### Family Bathroom 5'48 x 7'85 (1.52m x 2.13m)

Double glazed window to the side aspect, part tiled walls, single radiator, vinyl flooring, extractor fan, panel enclosed bath with mixer tap and shower attachment, wash basin with mixer tap and vanity unit underneath, low level W.C

### Landing (Second Floor)

Carpeted flooring, storage cupboard

### Master Bedroom

Double glazed window to the front aspect, carpeted flooring, double radiator, power points.

### En-suite 11'08 x 4'98 (3.56m x 1.22m)

Double glazed window to the rear aspect, tiled splash backs, double radiator, extractor fan, shower cubicle with thermostatic controls, wash basin with mixer taps, low level W.C, storage space.

### Rear Garden

Wooden fence panels, side access, mainly laid to patio with lawn area.







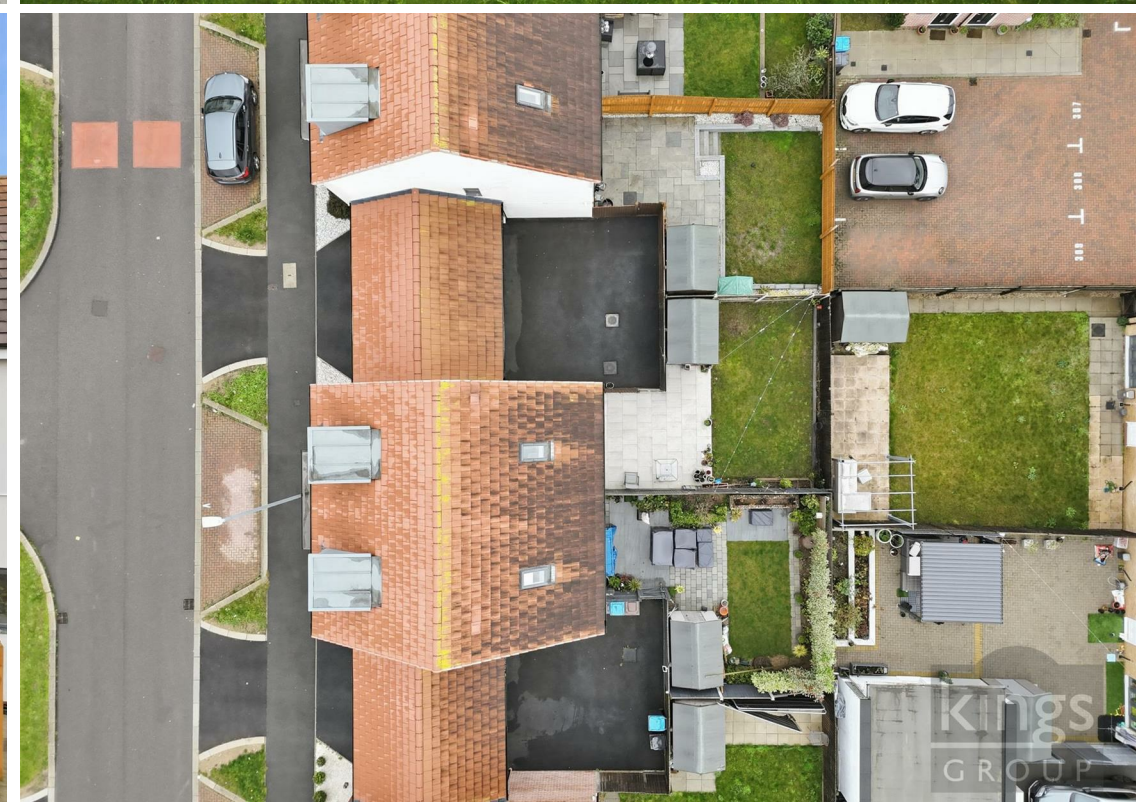
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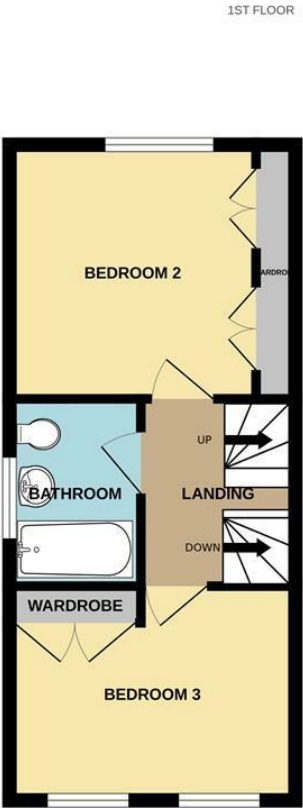
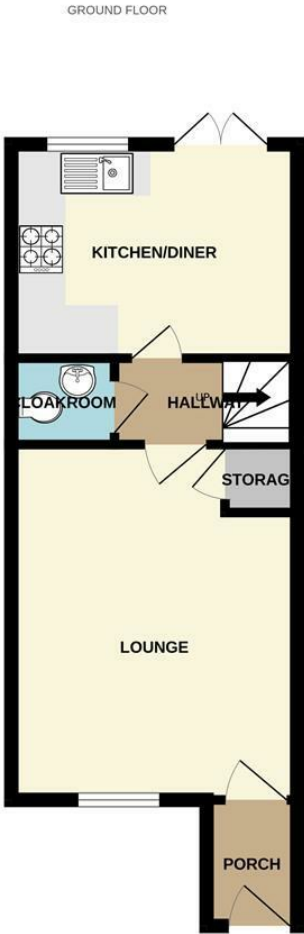
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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
<div>Very energy efficient - lower running costs</div> <div><div><div>(92-94)A</div><div>(81-91)B</div><div>(69-80)C</div><div>(55-68)D</div><div>(39-54)E</div><div>(21-38)F</div><div>(1-20)G</div></div><div><div>83</div><div>97</div></div></div>					
<div>Not energy efficient - higher running costs</div> <div><div>England &amp; Wales</div><div>EU Directive 2002/91/EC</div><div></div></div>					
<div>Very environmentally friendly - lower CO<sub>2</sub> emissions</div> <div><div><div>(92 plus)A</div><div>(81-91)B</div><div>(69-80)C</div><div>(55-68)D</div><div>(39-54)E</div><div>(21-38)F</div><div>(1-20)G</div></div><div><div></div><div></div></div></div>					
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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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Unit 4, Church Langley Way, Harlow,  
Essex, CM17 9TE  
T: 01279 410084  
E:  
www.kings-group.net

