



FORTUNE & COATES

The People's Estate Agent

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25 Bird Cherry Lane, Harlow, CM17 0FR

Guide price £360,000

Guide Price £360,000-£380,000. Fortune and Coates are pleased to offer to the market this recently built, two bedroom semi detached family home situated in the popular area of Bird Cherry Lane which is located in the new development of Gilden Way, Old Harlow and is close to local schools, Old Harlow High street with shops and amenities, Harlow Mill train station, Churchgate street and the new M11 7a junction. The property comprises, entrance hallway leading to a cosy lounge, cloakroom/W.C. kitchen/diner with range of wall and base units and doors leading to the rear garden. Upstairs benefits a master double bedroom with en-suite, another double bedroom and a family bathroom. Outside the rear garden is spacious and mainly laid to lawn with patio area. There is also the benefit of a driveway for 2/3 vehicles. The property was built in 2018 and still has four years NHBC new build warranty remaining. Viewing is highly advised.

Lounge 4.46 x 2.89

Kitchen/Diner 3.89 x 2.5

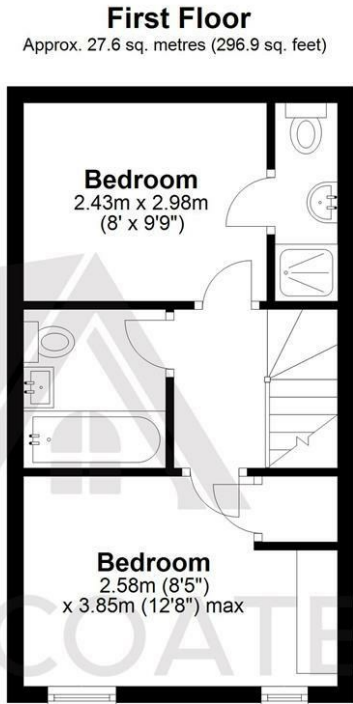
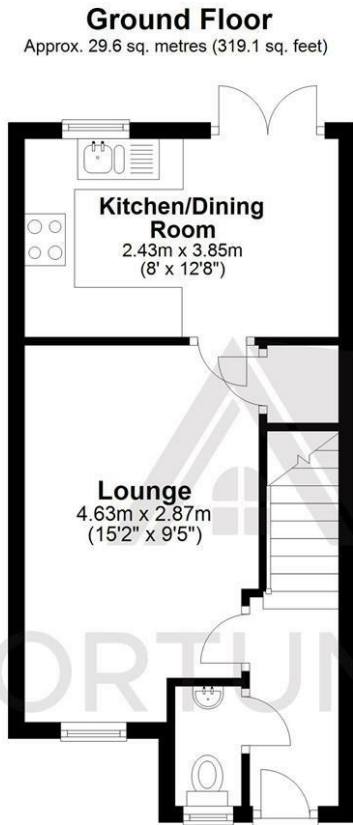
Bedroom One 3.88 x 2.6

En- Suite

Bedroom Two 3.0 x 2.49

Please note that these particulars do not form part of any offer or contract. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate.

Floor Plan

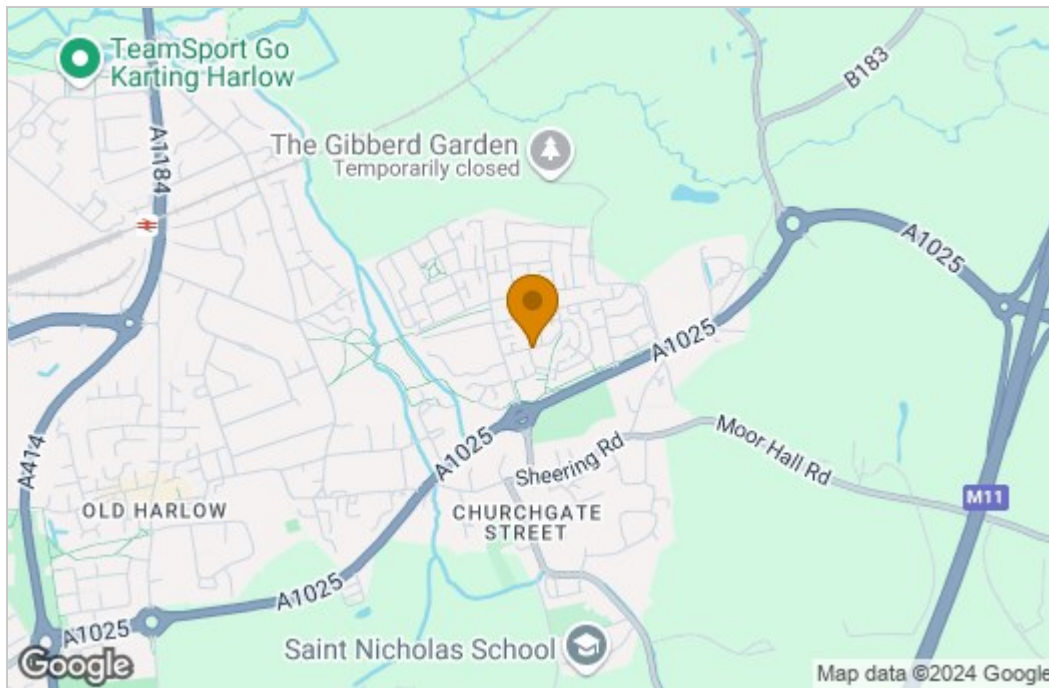


Total area: approx. 57.2 sq. metres (616.0 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE. Whilst every attempt had been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

Property marketing provided by www.fotomarketing.co.uk

Area Map



Energy Efficiency Graph

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.