



FORTUNE & COATES

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15 Bird Cherry Lane, Harlow, CM17 0FR

Guide price £450,000

£450,000-£475,000. Fortune and Coates are delighted to welcome to the market this four bedroom semi-detached family home situated in the popular new development of Gilden park, Harlow.

Upon entering, you are welcomed into a spacious lounge, that provides ample space and features a staircase leading to the first floor, enhancing the open feel of the home. Conveniently located off the living room is a downstairs W/C.

The heart of the home is the generous kitchen, which is well-equipped with modern wall and base units, an integrated oven and hob, and plumbing for a washing machine. French doors open out onto the south facing rear garden, allowing natural light to flood the space and providing a seamless transition for outdoor entertaining.

The first floor, you will find a good sized landing with a large storage cupboard and two well-proportioned double bedrooms, both offering plenty of space for furnishings. The master bedroom is a true highlight, featuring an ensuite bathroom and ample storage options the other benefiting from a Juliet balcony over looking the

Living room 13'1" x 13'8" (3.99 x 4.18)

Kitchen 13'1" x 9'7" (3.99 x 2.94)

Outhouse 6'11" x 18'6" (2.12 x 5.66)

Bedroom 13'1" x 9'8" (3.99 x 2.97)

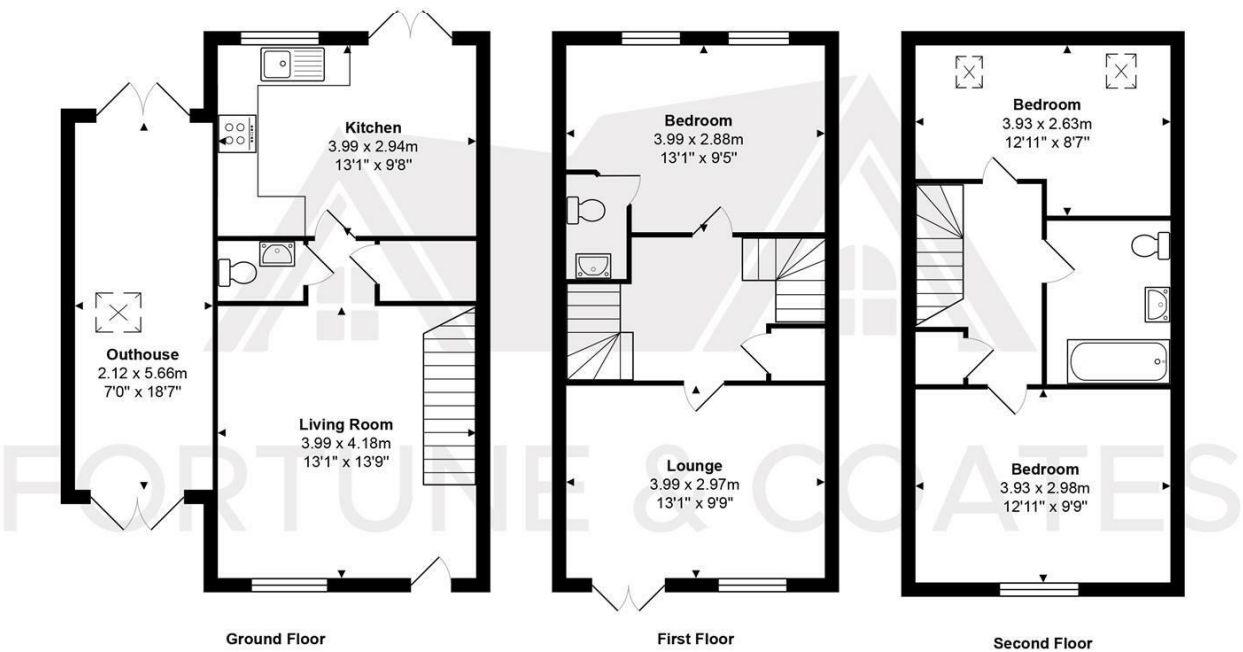
Bedroom 13'1" x 9'5" (3.99 x 2.88)

Bedroom 12'10" x 9'9" (3.93 x 2.98)

Bedroom 12'10" x 8'7" (3.93 x 2.63)

AGENT NOTE: The information provided about this property does not constitute or form part of an offer or contract, nor may be it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where t h e p r o p e r t y h a s b e e n extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

Floor Plan

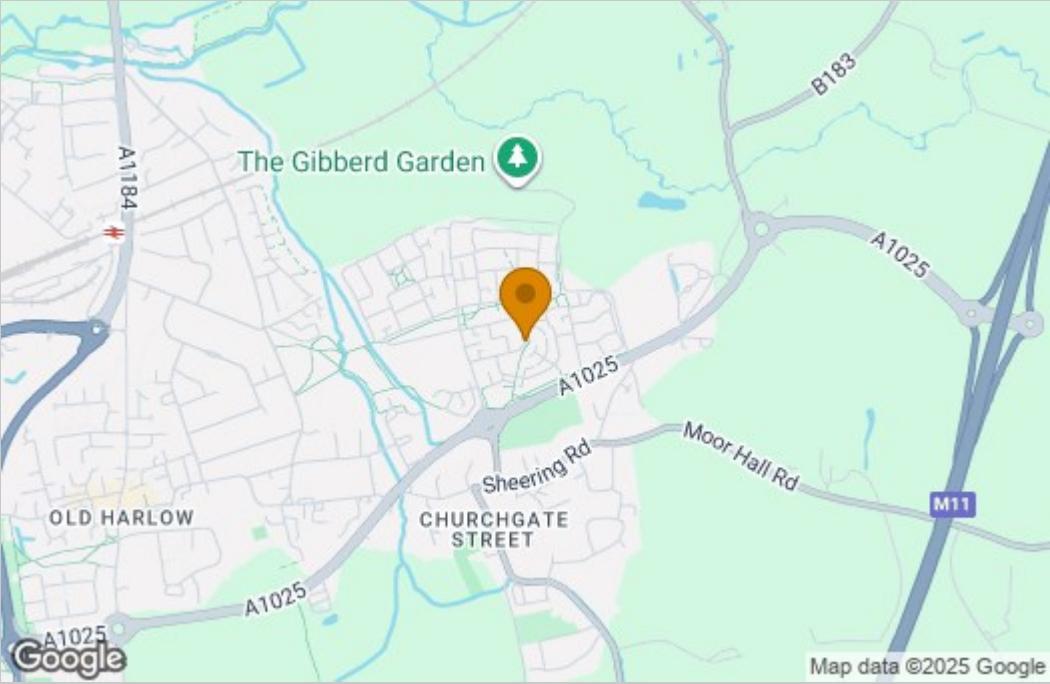


Total Area: approx. 110.6 m² ... 1191 ft²

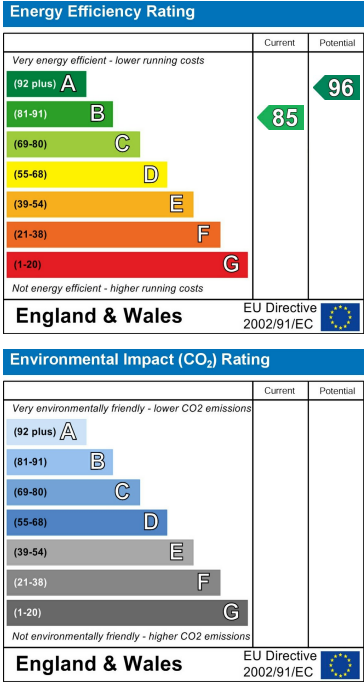
THE FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT TO SCALE.
Measurements and features are approximate and may differ from the actual property. Verify all details independently; no liability is accepted for errors or omissions.

Property marketing provided by www.fotomarketing.co.uk

Area Map



Energy Efficiency Graph



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.