

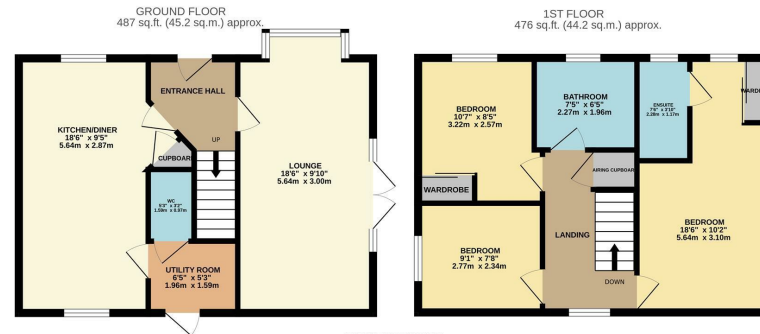


Juniper Road, Old Harlow, CM17 0FU  
Guide Price £475,000



# Juniper Road, Old Harlow, CM17 0FU

GUIDE PRICE - £475,000 - £500,000. Offered with no onward chain is this immaculately presented, three bedroom detached family home located in the desirable development of Gilden Park, Old Harlow. As you enter there is a hallway leading to an open plan kitchen/diner with a range of fitted wall and base units, a utility room and cloakroom/WC, plus a large 18ft lounge. Upstairs there are three bedrooms, two of which have fitted wardrobes, an en-suite to the master, and a family bathroom with a modern white three piece suite. Outside, the west facing rear garden is laid to artificial lawn, with a large patio area, outbuilding/summer house and a shed, with rear access leading out to the driveway for two cars. Juniper Road is located just off Bird Cherry Lane, within walking distance of excellent local schools, shops, open fields and play areas, plus the M11 junction 7A is close by. Please note there is an estate charge with this development.



JRIREYLANDJOHNSON  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
84	95		

**Energy Efficiency Rating Legend:**

- Very energy efficient - lower running costs: A (92 plus)
- B (81-91)
- C (69-80)
- D (55-68)
- E (39-54)
- F (21-38)
- G (1-20)
- Not energy efficient - higher running costs

**Environmental Impact (CO<sub>2</sub>) Rating Legend:**

- Very environmentally friendly - lower CO<sub>2</sub> emissions: A (92 plus)
- B (81-91)
- C (69-80)
- D (55-68)
- E (39-54)
- F (21-38)
- G (1-20)
- Not environmentally friendly - higher CO<sub>2</sub> 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.

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