





Birch Walk,Harlow CM17 0FQ

william h brown

welcome to

Birch Walk, Harlow

William h Brown are delighted to offer for sale this well presented four bedroom family home situated in the sought after and quiet location of Birch Walk, Harlow. This location is situated in the new development of Gilden Park,













-Accommodation Overview-
Entrance Hall
Under stairs cupboard and stairs leading to the 1st floor.

Downstairs Cloakroom
Wash hand basin, WC, extractor fan.

Lounge / Diner
16' 1" x 13' 8" (4.90m x 4.17m)
Window to rear aspect, door to garden, carpet, radiator.

Kitchen
11' 1" x 9' 7" (3.38m x 2.92m)
Fitted wall and floor units with work surface over, built in oven and hob with hood over, sink unit with drainer over, built in dishwasher and washing machine, window to front aspect, radiator.

-First Floor Landing-
Two storage cupboards.

Bedroom Three
11' 11" x 9' 9" (3.63m x 2.97m)
Window to rear aspect, radiator and carpet.

Bedroom Two
10' 8" x 8' 10" (3.25m x 2.69m)
Window to front aspect, radiator and carpet.

Bedroom Four
11' 11" x 5' 9" (3.63m x 1.75m)
Window to rear aspect, radiator and carpet.

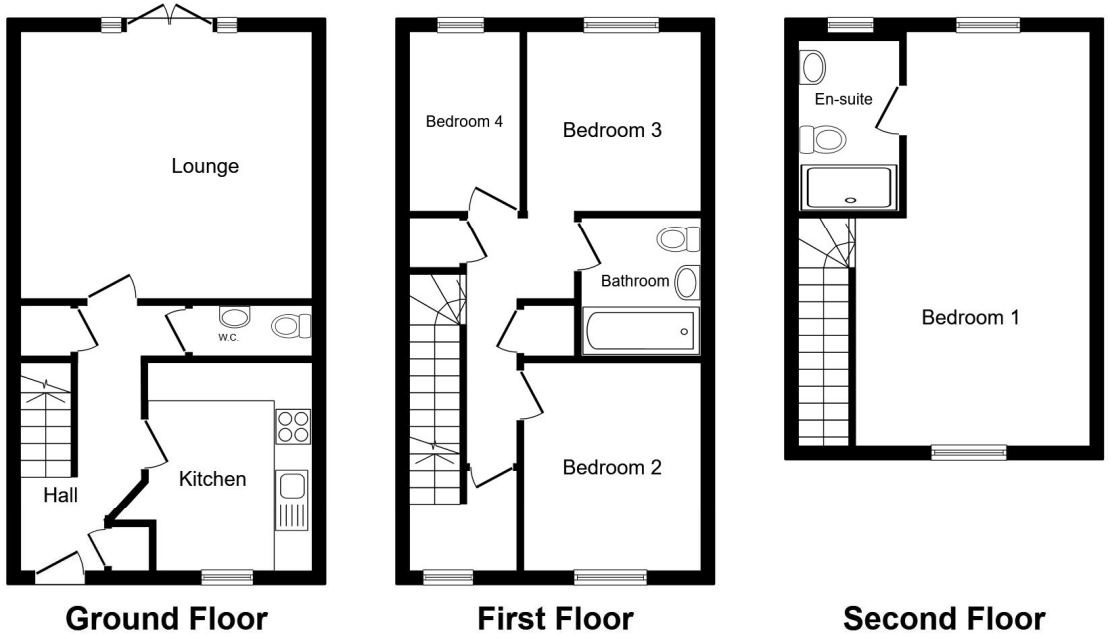
Bathroom
Bath with mixer tap over, wash hand basin, WC, extractor fan, partly tiled..

-Second Floor-
Bedroom One
21' 8" x 10' 6" (6.60m x 3.20m)
Window to front & rear aspect, skylight, carpet, radiator.

En-Suite Shower Room
Window to rear, wash hand basin, WC, shower cubicle and tiled floor.

-Exterior-
Rear Garden
Mainly laid to lawn with patio area, pathway to rear and access.

Parking:
Two spaces at the rear of the property.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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welcome to

Birch Walk, Harlow

- Four bedrooms
- Semi-detached
- Sought after Gilden Park location
- Off street parking
- Access to M11

Tenure: Freehold EPC Rating: B
Council Tax Band: E

guide price

£460,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
HLO105766 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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