

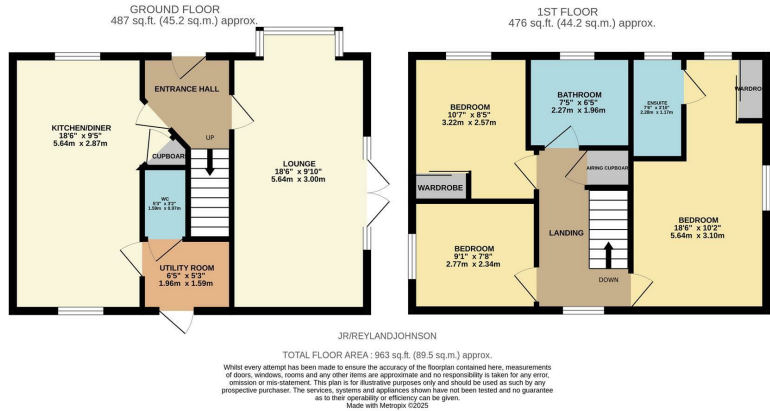


Juniper Road, Old Harlow, CM17 0FU
Guide Price £475,000



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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.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		95	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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