



Fieldfare Way, Old Harlow, CM17 0GJ
£500,000

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Located in the highly desirable Gilden Park development is this immaculately presented four double bedroom family home with a garage and driveway. On the ground floor there is an entrance hallway leading to a modern kitchen with a range of fitted wall and base units plus integrated appliances, a large lounge/diner and a cloakroom/WC. Upstairs there are two double bedrooms with the master benefitting from fitted wardrobes and a jack & jill style en-suite, whilst on the top floor are two further double bedrooms and a beautiful family bathroom with a white three piece suite. Outside, the rear garden is mainly laid to artificial lawn, with a patio area, side access and access to the garage - which has been separated into two rooms. Fieldfare Way is located just off Old Oak Way, within easy access of local shops, schools, open fields and the new M11 junction 7A. Harlow Mill Train Station is within walking distance and Stansted Airport is within 20 minute drive. Please note there is an estate charge with this property.



FW/REYLANDJOHNSON
TOTAL FLOOR AREA : 1237 sq.ft. (114.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 ₂) Rating | |
|--|-----------|--|-----------|
| Current | Potential | Current | Potential |
| 85 | 95 | | |
| <p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p> | | <p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p> | |
| England & Wales | | England & Wales | |
| EU Directive 2002/91/EC | | EU Directive 2002/91/EC | |

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