Wattle Road | Gilden Park | Old Harlow | CM17 0GE

clarknewman

Offers In Excess Of £425,000

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AN EXTENDED THREE BEDROOM SEMI-DETACHED HOME within the popular Gilden Park development. The ground floor comprises of a modern fitted kitchen, WC and spacious living room with open plan orangery. Upstairs features three bedrooms, an ensuite and a family bathroom. The rear garden is mostly laid to lawn with large summer house and patio. To the side of the property there is parking for 2-3 cars and access into the garden. Online virtual tour available.

- Three Bedrooms
- Ground Floor Extension
- Council Tax Band: E
- Semi-Detached Home
- Large Driveway
- EPC Rating: B

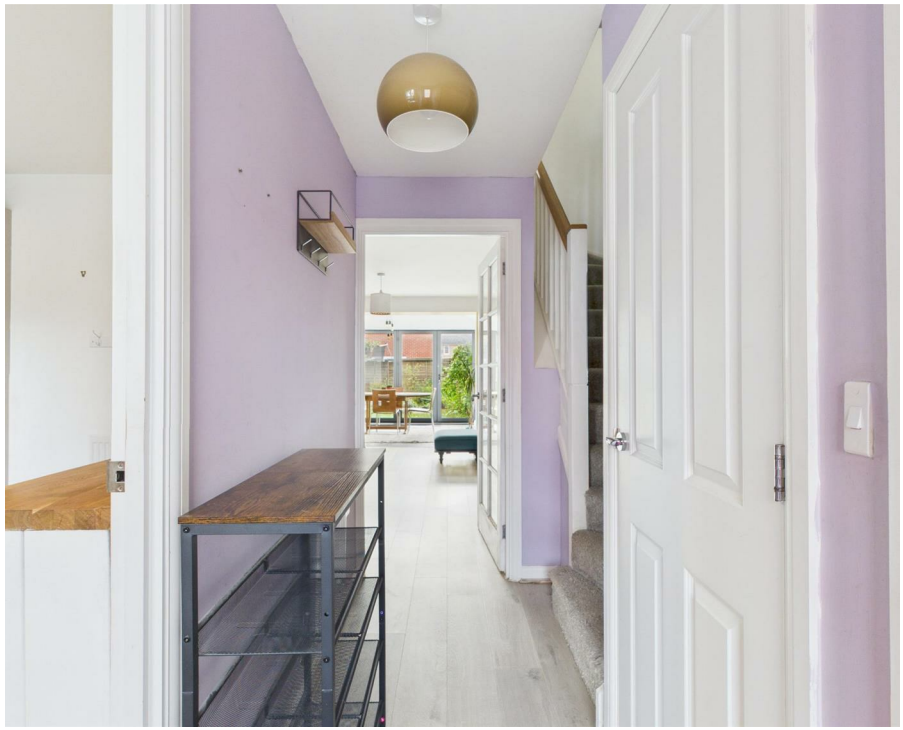
Front

Mostly laid to lawn with pathway leading to front door. Driveway to side of property with parking for 2-3 cars. Access into garden via timber gate.

Entrance Hall

12'2" x 3'3" (3.71m x 0.99m)

External door to front. Stairs to first floor. Radiator to wall. Internal doors to living room, WC and storage cupboard, doorway to kitchen.



Kitchen
12'0" x 7'11" (3.66m x 2.41m)
UPVC double glazed window to front. Modern fitted kitchen with high gloss wall and base units, stainless steel sink and drainer and laminate worktops. Integral appliances including fridge freezer, dishwasher, washing machine, electric oven and gas hob with cooker hood above. Gas boiler located within wall unit. Radiator to wall. Doorway to entrance hall.

Living Room
14'6" x 15'1" (4.42m x 4.60m)
Spacious room with two radiators to wall. Open plan to orangery at rear. Internal doors to under stairs cupboard and entrance hall.

Orangery
9'7" x 11'3" (2.92m x 3.43m)
Stylish orangery with double glazed windows and bi-folding doors, Velux window to roof. Open plan to living room.

WC
4'10" x 3'0" (1.47m x 0.91m)
White WC and pedestal sink to wall. Radiator to wall. Internal door to entrance hall.

Landing
11'11" x 2'10" (3.63m x 0.86m)
Stairs to ground floor. Internal doors to bedrooms, bathroom and airing cupboard. Radiator to wall. Loft hatch (not boarded).

Bedroom One
11'9" x 8'6" (3.58m x 2.59m)
UPVC double glazed window to rear aspect, radiator to wall. Internal doors to ensuite and landing.

Ensuite
4'3" x 8'6" (1.30m x 2.59m)
White WC and pedestal sink to wall. Shower cubicle with thermostatic shower. Radiator to wall. Internal door to bedroom.

Bedroom Two
10'1" x 8'5" (3.07m x 2.57m)
UPVC double glazed window to front aspect. Radiator to wall. Internal door to landing.

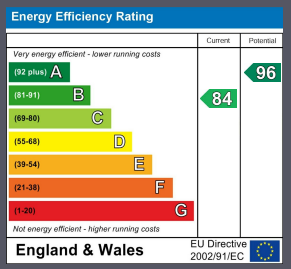
Bedroom Three
8'10" xd 6'2" (2.69m xd 1.88m)
UPVC double glazed window to rear aspect, radiator to wall. Internal door to landing.

Family Bathroom
5'4" x 6'2" (1.63m x 1.88m)
UPVC double glazed window to front aspect. Part tiled bathroom comprising of white bath (with shower attachment), pedestal sink to wall and WC. Internal door to landing.

Garden
South-facing rear garden mostly laid to lawn with small fish pond in corner. Pathway and patio leading to large summer house. Established flowerbeds. Timber gate to driveway. Exterior power sockets.

Local Area
Wattle Road is situated in the popular new development of Gilden Park, on the outskirts of Harlow and is located close to local amenities, schooling, Harlow Mill Train Station and the new M11 7A Junction.

Further Info
Built-in 2019 this property is still well within the initial 10-year NHBC new build warranty. There is also an estate charge payable of approximately £150 per annum.



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