



Woodlark Road | Gilden Park | Harlow | CM17 0ST

Offers In Excess Of £425,000

 clarknewman

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AN IMMACULATE THREE BEDROOM SEMI-DETACHED HOUSE offering both private driveway and a chain-free purchase. Woodlark Road has been improved significantly in the form of upgrades by the vendors and an internal viewing is required to appreciate the standard throughout. The property comprises of a spacious entrance hall, a bright and airy lounge with access to the highly impressive, modern fitted kitchen (with several upgrades - including premium worktops and fitted undercabinet lighting). Open plan living to a spacious dining area. Further benefits include cloakroom and large storage cupboard. The first floor benefits from two generously sized double bedrooms with Bedroom One offering floor to ceiling wardrobes and en-suite shower room. Further features include a neatly presented third bedroom and a luxury fitted family bathroom suite. The private Garden offers ample seating space with patio to front and decking to rear with central lawn. Wooden Summer House also providing buyers with a "work from home" space. Viewings highly advised.

- Three Bedrooms
- Private Driveway
- Council Tax Band: E
- Semi-Detached House
- Immaculate Condition Throughout
- EPC Rating: B

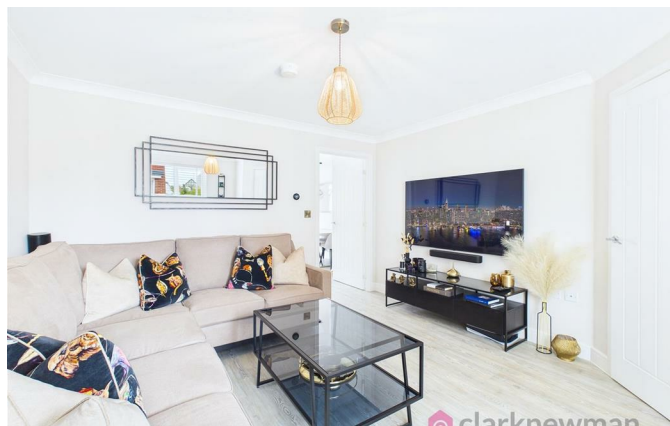
Front

Private driveway to side with space for two/three cars.

Entrance Hall

5'07 x 5'05 (1.70m x 1.65m)

UPVC double glazed front door, spacious entrance hall and radiator to wall. Internal door leading to lounge and stairs to first floor. Storage cupboard.





Lounge

13'10 x 12'01 (4.22m x 3.68m)

An immaculate, bright and airy lounge with ample living space offering UPVC double glazed window to front and radiator to wall.

Internal door leading to Kitchen/Diner.

Kitchen/Diner

9'03 x 15'11 (2.82m x 4.85m)

A very impressive modern fitted kitchen offering a range of wall and base units offering both an extremely high specification and integral appliances. The kitchen benefits from integrated double oven and hob with extractor fan above, fridge freezer, washing machine and dishwasher. Boiler to wall and UPVC double glazed window overlooking the Garden.

Open plan access to dining area offering ample entertaining space. UPVC double glazed doors leading to Garden, radiator to wall and useful storage cupboard. Internal door to cloakroom.

Cloakroom

3'07 x 6'00 (1.09m x 1.83m)

Spacious cloakroom offering white toilet and sink, radiator to wall and extractor fan above.

Landing

4'09 x 5'09 (1.45m x 1.75m)

Landing area with internal doors to bedrooms and family bathroom. Loft hatch above.

Bedroom One

9'03 x 9'08 (2.82m x 2.95m)

Double bedroom offering UPVC double glazed window to front, floor to ceiling fitted wardrobes and internal door to en-suite shower room. Radiator to wall.

En-Suite

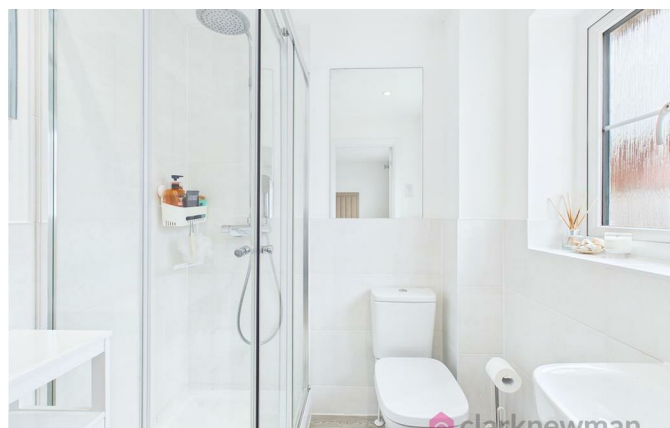
5'09 x 6'06 (1.75m x 1.98m)

Immaculate en-suite shower room featuring large, walk-in shower cubicle with thermostatic control, white toilet and sink. UPVC double glazed window to front, chrome heated towel rail, extractor fan and shavers socket to wall.

Bedroom Two

10'09 x 8'09 (3.28m x 2.67m)

Double bedroom with UPVC double glazed window to rear, ample space for wardrobes/furniture and radiator to wall.



Bedroom Three

11'06 x 6'07 (3.51m x 2.01m)

Single bedroom (currently used as a Dressing Room) with highly impressive fitted wardrobes. UPVC double glazed windows to rear and radiator to wall.

Bathroom

6'07 x 5'07 (2.01m x 1.70m)

Luxury fitted family bathroom suite offering shower over bath, white toilet and sink, chrome heated towel rail and extractor fan.

Garden

Private rear Garden offering two separate seating areas with patio to front and decking to rear with centre lawn. Summer House to side offering the perfect "work from home" space. Side access to front.

Local Area

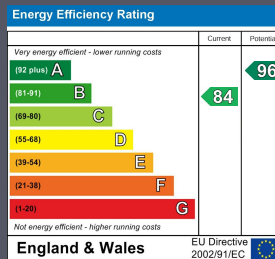
Woodlark Road is situated in the popular new development of Gilden Park, on the outskirts of Harlow and is located close to local amenities, schooling, Harlow Mill Train Station and the new M11 7A Junction. Within Gilden Park there is a primary school, sports/community hall and commercial units all under construction. There is now a bus route with links to Harlow Town Centre.

Built-in 2021 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.

HMRC AML

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 plus VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.





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