Blackthorn Drive | Gilden Park | Old Harlow | CM17 0FS

clarknewman

Price Guide £440,000

Blackthorn Drive | Gilden Park

Old Harlow | CM17 0FS

Price Guide £440,000

A WELL PRESENTED THREE BEDROOM SEMI-DETACHED HOME with garage and driveway. The ground floor comprises of a modern fitted kitchen with a range of integral appliances, spacious lounge diner and WC. Upstairs benefits from two double bedrooms, a single bedroom, ensuite shower room and family bathroom. The West-facing rear garden is larger than expected, wrapping around the rear of the garage. Viewings advised.

- Three Bedrooms
- Driveway & Garage
- Council Tax Band: E
- Semi Detached House
- Nearly New
- EPC Rating: B

Front

Front garden laid to lawn with established shrubs. Paths leading to front door and rear garden. Parking space in front of garage.

Entrance Hall

12'2" x 3'2" (3.71m x 0.97m)

Composite front door. Radiator to wall. Stairs to first floor. Internal doors to lounge diner, kitchen, WC and storage cupboard.

Kitchen
12'3" x 8'1" (3.73m x 2.46m)
UPVC double glazed window to front, radiator to wall. Modern gloss effect wall and base units with under cabinet lighting and integral appliances including fridge freezer, washing machine, dishwasher, electric oven and gas hob with cooker hood above. Laminate worktops with stainless steel sink and drainer. Gas boiler to wall, housed within kitchen cabinets. Internal door to entrance hall.

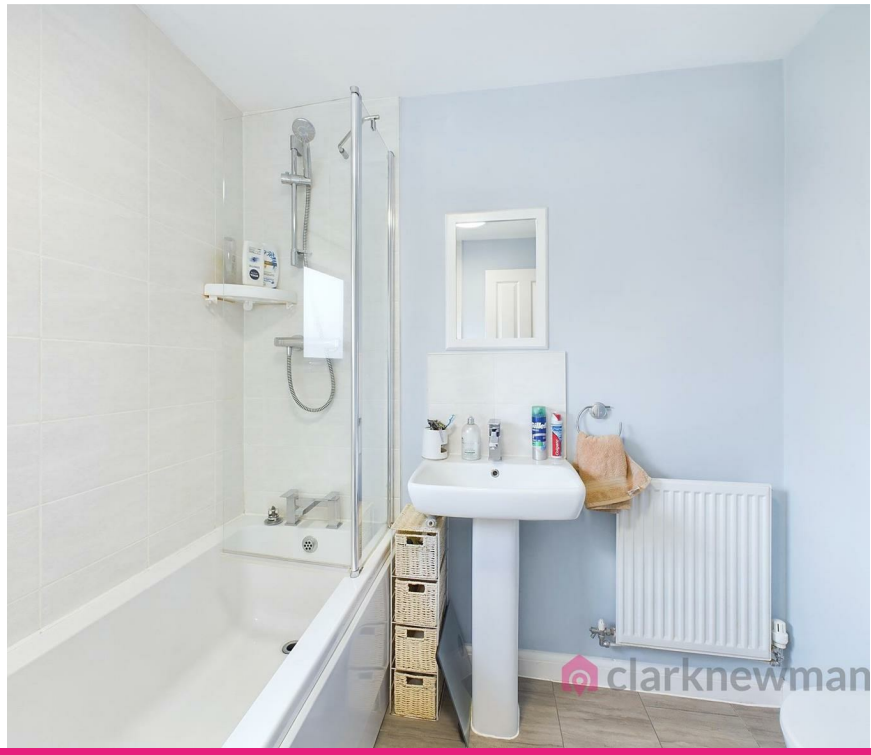
Lounge Diner
14'6" x 14'11" (4.42m x 4.55m)
UPVC double glazed French doors with side panels out to garden. Radiator to wall. Storage cupboard under stairs. Internal door to entrance hall.

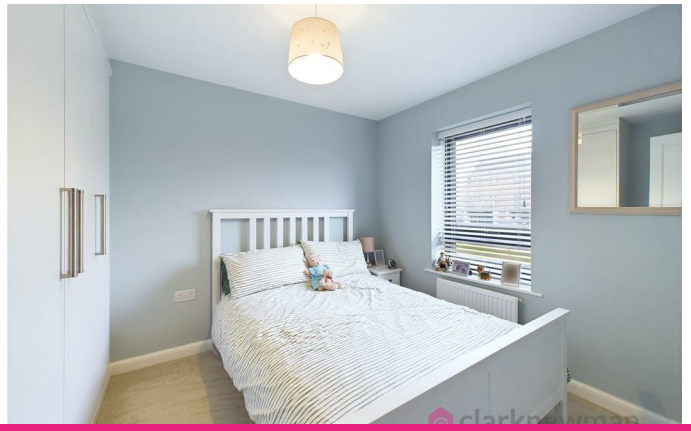
WC
4'11" x 3'3" (1.50m x 0.99m)
White WC and sink to wall. Radiator and extractor fan. Internal door to entrance hall.

Landing
12'0" x 2'6" (3.66m x 0.76m)
Stairs to ground floor. Loft hatch above. Radiator to wall. Airing cupboard over stairs. Internal doors to bedrooms and family bathroom.

Bedroom One
12'0" x 8'5" (3.66m x 2.57m)
UPVC double glazed window to rear aspect, radiator to wall. A range of fitted wardrobes. Internal doors to ensuite and landing.

Ensuite
4'5" x 8'6" (1.35m x 2.59m)
White WC and sink to wall. Shower cubicle with thermostatic shower. Radiator, extractor fan and shaver socket to wall. Internal door to bedroom.





Bedroom Two
10'3" x 8'6" (3.12m x 2.59m)
UPVC double glazed window to front aspect, radiator to wall. A range of fitted wardrobes. Internal door to landing.

Bedroom Three
9'0" x 6'4" (2.74m x 1.93m)
UPVC double glazed window to rear aspect, radiator to wall. Internal door to landing.

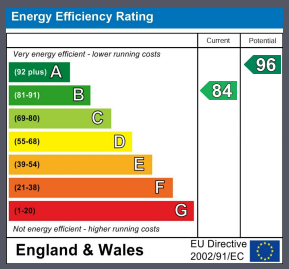
Family Bathroom
5'6" x 6'4" (1.68m x 1.93m)
UPVC double glazed window to front aspect, radiator to wall. Part tiled bathroom suite comprising of white WC, pedestal sink and bath with glass screen and thermostatic shower. Internal door to landing.

Rear Garden
West-facing rear garden, mostly laid to lawn with patio by rear doors and a further patio/storage area to side of garage. Exterior tap. Access to front via timber gate.

Garage
23'2" x 10'0" (7.06m x 3.05m)
Spacious garage with lighting and power. Up and over garage door to front.

Local Area
Blackthorn Drive 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.

Agents Note
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 £230 per annum.



Equity House
4-6 Market Street
Harlow
Essex
CM17 0AH
01279 400444
hello@clarknewman.co.uk