Grebe Close | Gilden Park | Harlow | CM17 0GN

Offers In Excess Of £350,000

clarknewman

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AN IMMACULATE TWO BEDROOM DETACHED COACH HOUSE WITH PRIVATE GARDEN located within the popular Gilden Park development. Built in 2023, this property features an entrance lobby with stairs to the first floor, open plan kitchen and living room, two bedrooms and a family bathroom suite. On the ground floor there is a carport, large understairs storage cupboard and access into the rear garden. Online virtual tour available.

- Two Bedrooms
- Freehold
- Council Tax Band: C
- Detached Coach House
- Juliette Balcony
- EPC Rating: B

Front

Paved front with shingle boarders leading to composite front door. Block paving in front of carport, lighting and storage cupboard within carport. Two timber gates for access into rear garden.

Entrance Hall

3'11" x 4'3" (1.19m x 1.30m)

Composite door to front, stairs to first floor. Recessed spotlights in ceiling.

Hallway

14'9" x 3'6" (4.50m x 1.07m)

UPVC double glazed window to rear aspect. Stairs to ground floor. Internal doors to open plan living room and kitchen, bedrooms, family bathroom and storage cupboard. Loft hatch above.

Open Plan Living
11'11" x 17'1 (3.63m x 5.21m)
UPVC double glazed windows to front and rear aspect, UPVC double glazed door to front with Juliette balcony. Double radiator to wall. High gloss wall and base units with quartz work surfaces, inset 1.5 stainless steel sink, integral washing machine, electric double oven and induction hob with cooker hood above. Gas combination boiler within kitchen unit. Recessed spotlights in ceiling and kitchen plinths. Internal door to hallway.

Bedroom One
10'6" x 10'4" (3.20m x 3.15m)
UPVC double glazed window to front, double radiator to wall. Large double wardrobes (to remain). Internal door to hallway.

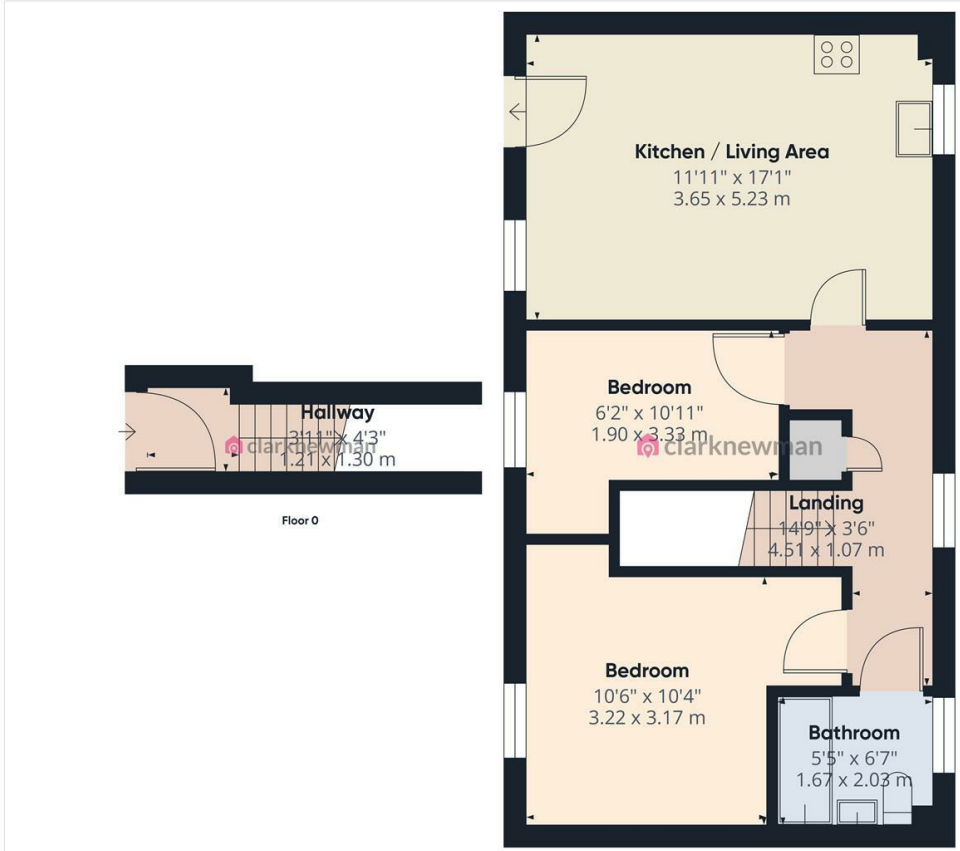
Bedroom Two
6'2" x 10'11" (1.88m x 3.33m)
UPVC double glazed window to front, radiator to wall. Large double wardrobes (to remain). Internal door to hallway.

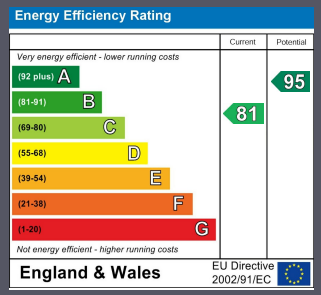
Family Bathroom
5'5" x 6'7" (1.65m x 2.01m)
UPVC double glazed window to rear aspect. Fully tiled luxury bathroom suite comprising of white WC, pedestal sink to wall, bathtub with glass screen and upgraded rainfall shower head. Chrome heated towel rail and extractor fan to wall. Recessed spotlights in ceiling.

Rear Garden
Private South-facing rear garden with two entrances, powerpoint and exterior tap. Potential for additional parking within garden if not needed (subject to planning permissions). Mostly laid to lawn with some paving.

Agents Notes
Built-in 2023 this property is still well within the initial 10-year NHBC new build warranty. The property has been finished to a high specification, with numerous upgrades commissioned by the sellers during construction. Within Gilden Park there is an estate charge of £120 per annum. Situated behind the building is parking for local residents including visitor spaces.

Local Area
Grebe Close 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.





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