



Tawny Owl Lane | Gilden Park | Harlow | CM17 0SP

Asking Price £300,000



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AN IMMACULATELY PRESENTED TWO BEDROOM SEMI-DETACHED FREEHOLD COACH HOUSE benefitting from two allocated parking spaces. The property comprises of a spacious entrance hall with stairs leading to the landing, impressive modern fitted kitchen featuring a range of wall and base units with open plan living to lounge/dining area. The property also offers two generously sized bedrooms and a family bathroom suite. This property has been kept immaculately by the vendors and viewings are highly recommended.

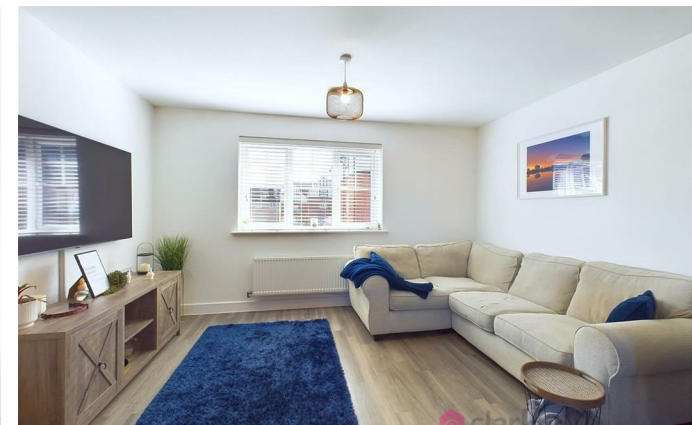
- Two Bedrooms
- Immaculate Condition
- Council Tax Band: C
- Freehold Semi-Detached Coach House
- Two Allocated Parking Spaces
- EPC Rating: B

Front

Two allocated covered parking spaces and front door.

Entrance Hall

Entrance hall with radiator to wall and stairs to first floor.





Landing

13'04 x 4'04 (4.06m x 1.32m)

Spacious landing with radiator to wall, UPVC double glazed window allowing ample natural light and storage cupboard. Internal doors to lounge/kitchen, bedrooms and family bathroom.

Open Plan Living

13'02 x 17'10 (4.01m x 5.44m)

An impressive modern fitted kitchen with a range of wall and base units featuring integrated oven and hob with extractor fan above, fridge freezer, washing machine and dish washer. UPVC double glazed window.

Open plan living to lounge/diner providing ample entertaining space offering UPVC double glazed window and radiator to wall.

Bedroom One

9'11 x 10'07 (3.02m x 3.23m)

Large double bedroom with alcove for wardrobes, radiator to wall and UPVC double glazed window.

Bedroom Two

6'05 x 12'10 (1.96m x 3.91m)

Generously sized second bedroom with UPVC double glazed window and radiator to wall. Built in wardrobes.

Bathroom

6'06 x 7'01 (1.98m x 2.16m)

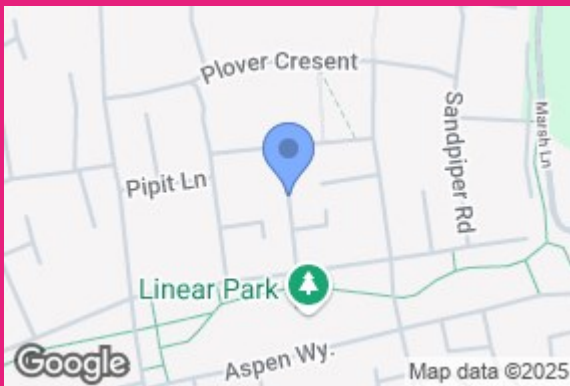
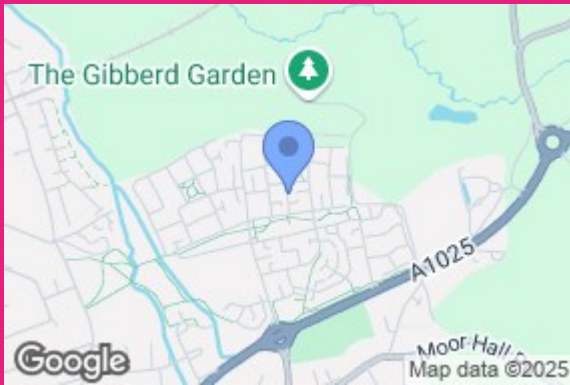
Luxury fitted family bathroom suite featuring bath with shower, white sink and toilet. Radiator to wall and UPVC double glazed window.

Local Area

Tawny Owl Lane 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 Notes

Built-in 2022 this property is still well within the initial 10-year NHBC new build warranty. There is also an estate charge of £172.87 per annum.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
81	81		

Energy Efficiency Rating
 Very energy efficient - lower running costs
 (92-100) A
 (81-91) B
 (69-80) C
 (55-68) D
 (39-54) E
 (21-38) F
 (1-20) G
 Not energy efficient - higher running costs
 England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating
 Very environmentally friendly - lower CO₂ emissions
 (92 plus) A
 (81-91) B
 (69-80) C
 (55-68) D
 (39-54) E
 (21-38) F
 (1-20) G
 Not environmentally friendly - higher CO₂ emissions
 England & Wales EU Directive 2002/91/EC

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