



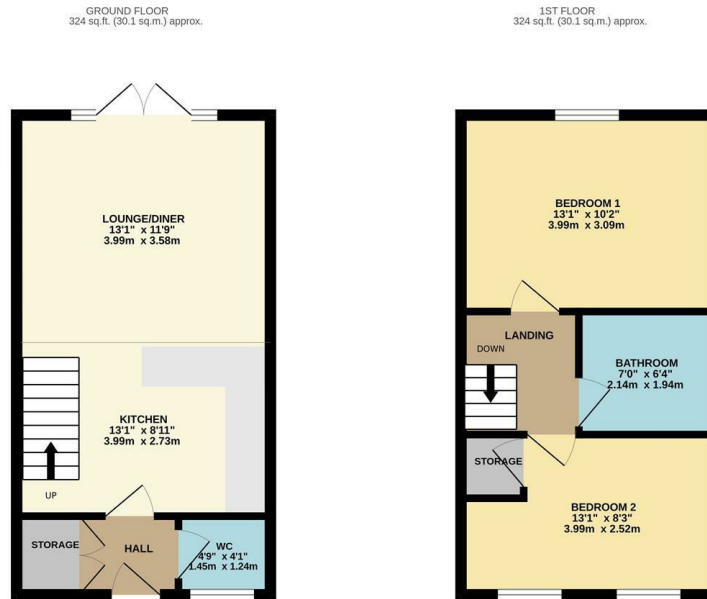
Plumtree Drive, Old Harlow, CM17 0FP  
Guide Price £365,000

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# Plumtree Drive, Old Harlow, CM17 0FP

**\*\*Guide Price £365,000-£375,000\*\*** A beautifully presented two bedroom semi detached family home benefitting from a driveway, located in the popular Gilden Park development. Built in 2019, the downstairs comprises an open plan kitchen/lounge/dining room with french doors opening up onto the sunny rear garden. As well as a downstairs w/c and additional storage cupboard. Upstairs offers two double bedrooms, a family bathroom and loft space.

Externally is a well presented rear garden with side access through to the driveway. Gilden Park is located just a stones throw to M11 Junction 7a, walking distance to Old Harlow and a short drive to Sawbridgeworth offering fantastic primary and secondary schools. Please note there is a estate charge with this property.



TOTAL FLOOR AREA: 649 sq.ft. (60.3 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee, as to their operation or efficiency can be given.  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>		Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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