



Blackthorn Drive, Old Harlow, CM17 0FS
£580,000

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Built less than four years ago by Barrett Homes is this stunning four bedroom detached family home with a garage and driveway, located in the desirable Gilden Park development in Old Harlow. The property includes an entrance hallway leading to a beautiful kitchen/diner with a range of wall and base units with integrated appliances, a large lounge, a further sitting room/study and a cloakroom/WC. On the first floor are four bedrooms with an en-suite to the master and a luxury family bathroom with a white three piece suite. The un-overlooked rear garden is mainly laid to lawn with patio and decked areas, as well as side access to the garage and driveway. The property is found at the end of a quiet cul-de-sac in Blackthorn Drive, overlooking a small playground and future school playing fields, with excellent local schools, shops and open fields within walking distance, as well as the new M11 junction close by. Harlow Mill Train Station is also close by with London Liverpool Street only 24 minutes away.



TOTAL FLOOR AREA: 1234 sq.ft. (114.6 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) 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	85	94

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions			
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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