



Mulberry Gardens, Old Harlow, CM17 0EF
Guide Price £600,000



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**** (Guide Price £600,000 - £650,000) ****

Nestled in the charming area of Mulberry Gardens, Old Harlow, this impressive five bedroom semi-detached house offers a perfect blend of space and comfort for modern family living and offers further potential to extend (subject to planning permission). The accommodation rises over three floors with the ground floor offering an entrance hall with WC, living room with wood-burner, kitchen with a range of fitted wall & base level units with work-surface areas which is open-plan to the dining area. The first floor offers a master bedroom with en-suite shower room, two further bedrooms and a family bathroom. The top floor benefits from a further two bedrooms and shower room. Some of the standout features of this property include the large corner plot garden and the generous parking which can accommodate in the region of five/six vehicles. Mulberry Gardens is a delightful location, within easy reach of local amenities and transport links.

****Please note there is an estate charge payable with this property which is currently around £300.00 per annum****



REYLANDJOHNSON/MG
TOTAL FLOOR AREA: 1891 sq.ft. (175.7 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	EU Directive 2002/91/EC

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	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 firms employment has the authority to make or give any representation or warranty in respect of the property.