



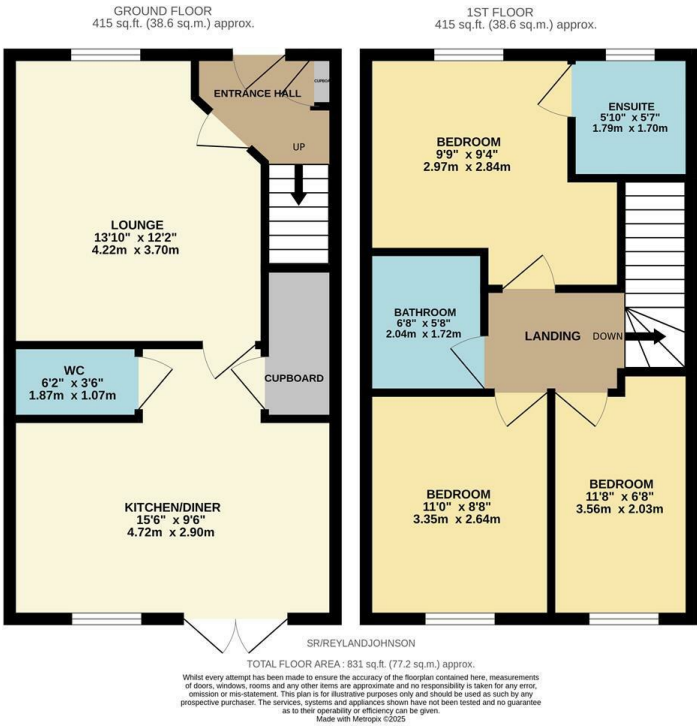
Sandpiper Road, Old Harlow, CM17 0SN
Guide Price £415,000



Sandpiper Road, Old Harlow, CM17 0SN

Guide Price £415,000 to £435,000

Located in the sought after development of Gilden Park is this immaculately presented three bedroom semi detached family home with a driveway for two cars. As you enter there is a hallway leading to a bright lounge, a modern kitchen/diner with a range of fitted wall and base units with integrated appliances and a cloakroom/WC. On the first floor there are three bedrooms, with an ensuite to the master, plus a family bathroom with a tiled white three piece suite. Outside the rear garden is mainly laid to lawn with a patio area, a shed and side access leading out to the driveway. Sandpiper Road is located just off Kingfisher Way, with local schools, shops and open fields within walking distance, as well as Harlow Mill Train Station and the new M11 junction 7A. Please note there is an estate charge with this development which is £183 a year.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		96	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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