



Woodlark Road, Old Harlow, CM17 0ST
£414,995

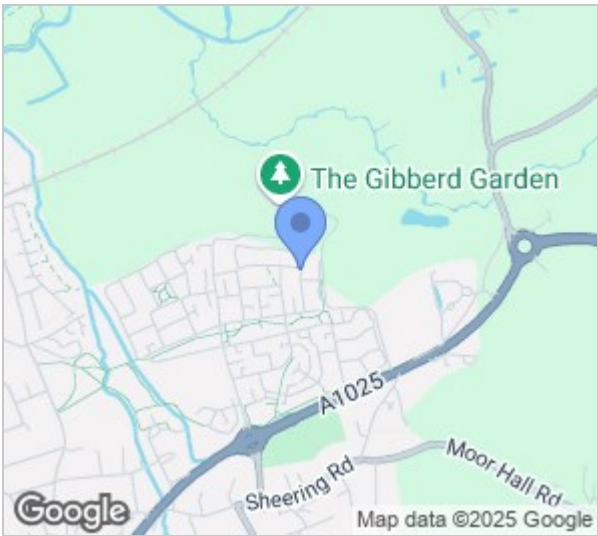


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Located in the highly desirable Gilden Park Development is this three bedroom family home with a driveway for two vehicles. Inside there is an entrance hallway leading to a lounge, modern kitchen/diner with a range of fitted wall and base units with integrated appliances and a cloakroom/WC, whilst upstairs there are three bedrooms, with an en-suite to the master, plus a family bathroom with a white three piece suite. The rear garden is mainly laid to lawn with a patio area and side access leading out to the driveway and front garden. Woodlark Road is located at the top of Gilden Park, just off Plover Crescent, with excellent local schools, shops, open fields, Harlow Mill Train Station and the M11 junction all close by. Please note there is an estate charge with this development.



REYLANDJOHNSONW/R
TOTAL FLOOR AREA: 942 sq ft (78.3 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			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			(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		

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.