



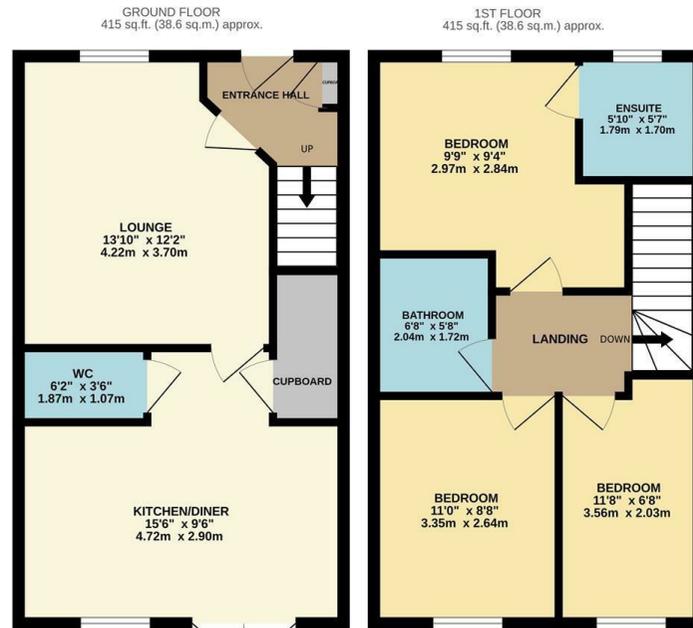
Sandpiper Road, Old Harlow, CM17 0SN  
Guide Price £415,000

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# 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.



S/R/REYLANDJOHNSON  
TOTAL FLOOR AREA: 831 sq.ft. (77.2 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) <b>A</b>			96
(81-91) <b>B</b>		84	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> 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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