

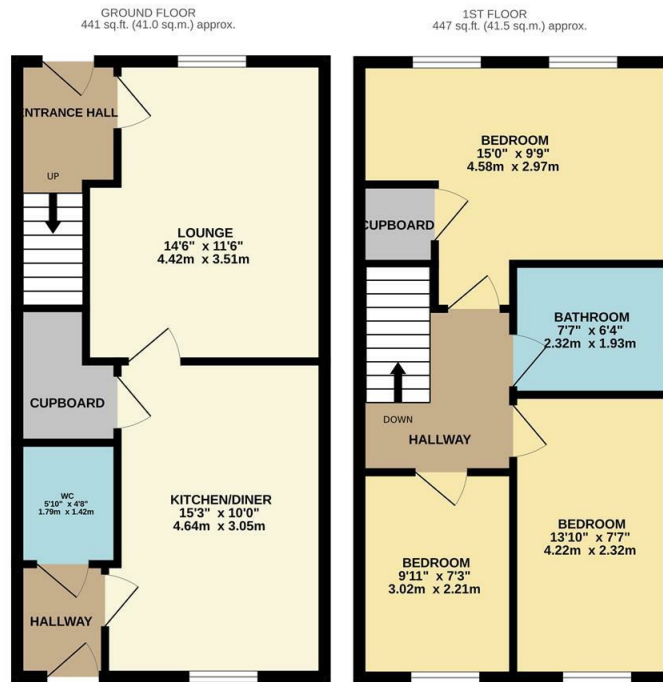


Hazel Lane, Old Harlow, CM17 0FT
£430,000

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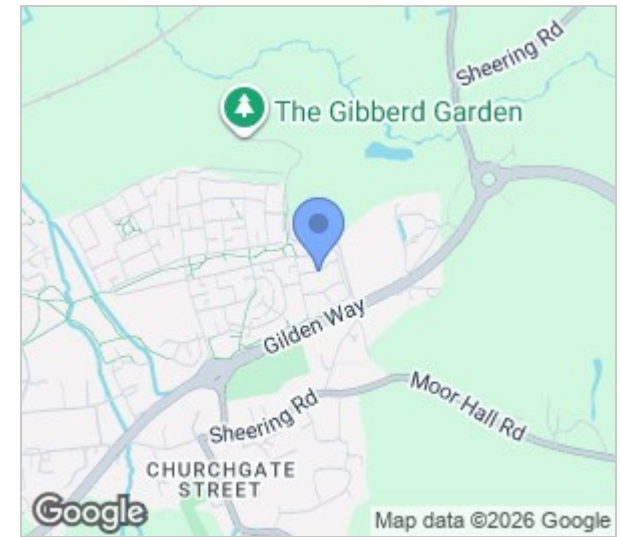
Located in the highly desirable Gilden Park development in Old Harlow, is this immaculately presented three bedroom semi detached family home with a large driveway. As you enter there is a spacious hallway, a bright lounge, a modern kitchen/diner with a range of fitted wall and base units and a cloakroom/WC. Upstairs there are three good sized bedrooms and a beautiful family bathroom with a white three piece suite. The south facing rear garden is mainly laid to lawn with patio and decked areas, a shed and side access leading to the large driveway for three cars. Hazel Lane is located just off Aspen Way within easy access of local shops, schools, open fields and the new M11 junction 7A, plus the new David Lloyd Health Club. Harlow Mill Train Station is within walking distance and Stansted Airport is within 20 minute drive. Please note there is an estate charge with this property.



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TOTAL FLOOR AREA - 888 sq.ft. (82.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 is given as to their operability or efficiency can be given. Made with Metrepro (2020).



| Energy Efficiency Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 96 |
| (81-91) B | | 84 | |
| (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 | | |

| 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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