

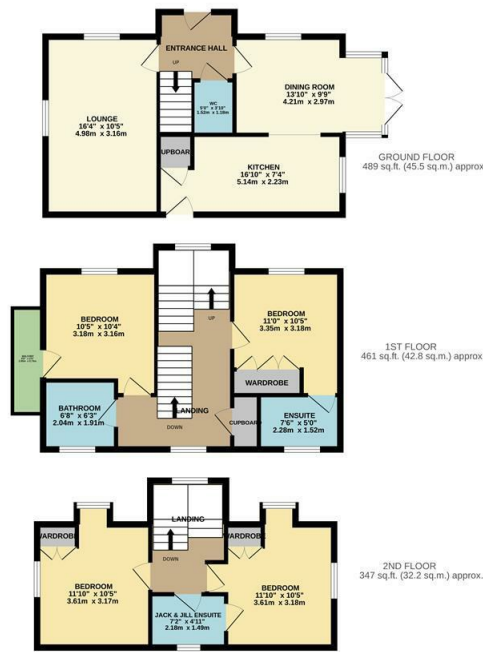


Wattle Road, Gilden Park, Old Harlow, CM17 0GE  
£2,750 Per Month

4 3 2 B

# Wattle Road, Gilden Park, Old Harlow, CM17 0GE

AVAILABLE End of June on a part furnished basis is this stunning four double bedroom detached family home in the desirable Gilden Park development. The property includes an entrance hallway leading to a large lounge, open plan dining room and modern kitchen with a range of wall and base units and a cloakroom/WC. On the first floor are two double bedrooms with an en-suite and fitted wardrobes to the master, a balcony off of the second bedroom and a family bathroom with a white three piece suite, while on the top floor are a further two double bedrooms with a jack and jill style en-suite. Outside the rear garden is mainly laid to lawn with a patio area and side access out to the double driveway and garage. Wattle Road is located just off Aspen Way in the Gilden Park development.



W/REYLANDJOHNSON

TOTAL FLOOR AREA : 1297 sq.ft. (120.5 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.  
Made with Metropix ©2022.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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 energy efficient - higher running costs			
		84	93
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.

T. 01279 216216 E. info@rjestateagents.co.uk

1 Acorn Mews, Harlow, Essex, CM18 6NA www.rjestateagents.co.uk