



**Bird Cherry Lane, Old Harlow, CM17 0FR**  
Guide Price £425,000

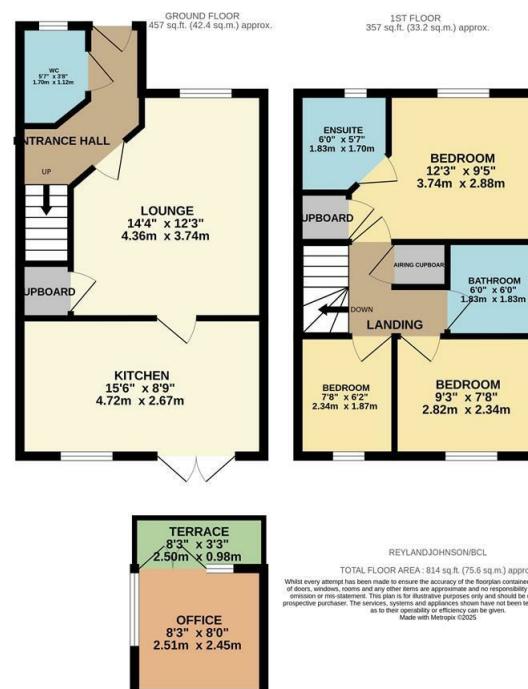
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# Bird Cherry Lane, Old Harlow, CM17 0FR

\*\*Guide Price £425,000 to £450,000\*\*

Located on the hugely popular Gilden Park development is this immaculately presented three bedroom semi detached family home with a carport, driveway and a beautiful outbuilding/office. As you enter there is a hallway leading to a large lounge, stunning kitchen/diner with a range of fitted wall and base units with integrated appliances and a cloakroom/WC. Upstairs there are three bedrooms with a stunning en-suite to the master and a family bathroom with a white three piece suite. Outside, the south facing rear garden is mainly laid to lawn with a patio area, beautiful outbuilding, a shed and side access leading out to the driveway/carport with an EV charge point. Bird Cherry Lane is located within easy access of local shops, schools, open fields and the new M11 junction 7A. 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	96	
(81-91) B	83	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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