

8 Wattle Road
Harlow, CM17 0GE
Offers in excess of £600,000





8 Wattle Road Harlow, CM17 0GE

Morgan Alexander are delighted to present this beautifully maintained four-bedroom detached family home, ideally positioned on the highly sought-after Wattle Road within the popular Gilden Park development in Harlow.

Perfectly situated close to local shops, well-regarded schools, and local amenities, this impressive property also benefits from excellent transport links, with Harlow Mill train station and the new M11 Junction 7a just a short distance away.

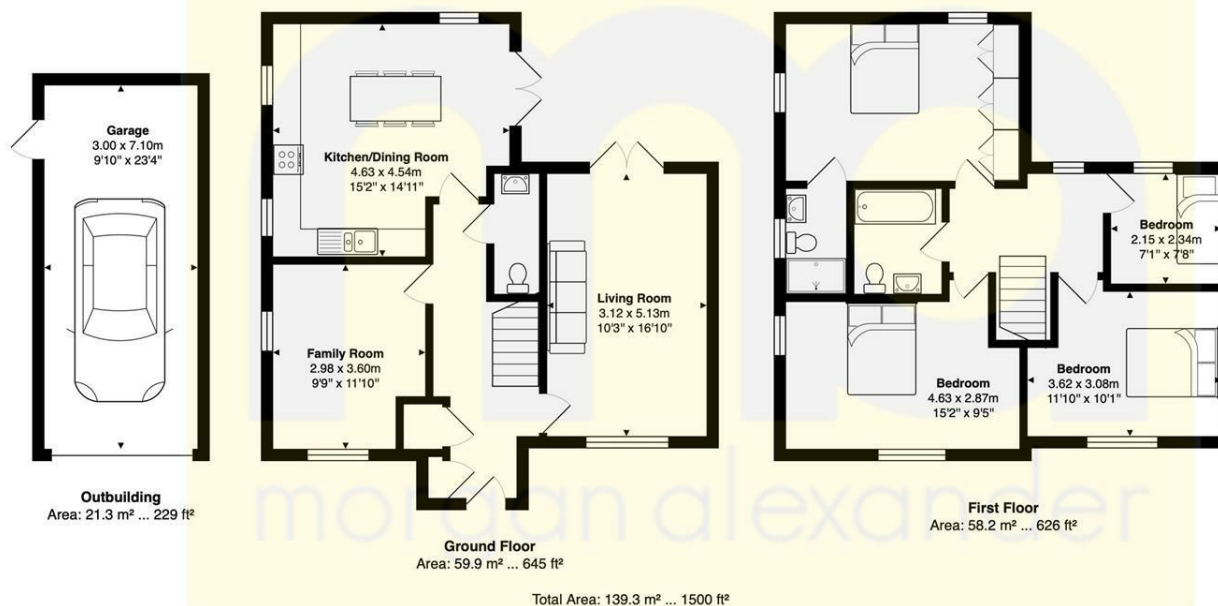
The ground floor offers a welcoming entrance lobby with useful storage cupboards, a cloakroom/WC, and a bright and spacious lounge filled with natural light and featuring French doors leading out to the south-facing rear garden. There is also a versatile second reception room, ideal as a dining room or home office, with an attractive dual-aspect outlook.

The modern high-gloss kitchen includes a range of wall and base units, integrated appliances, and ample space for a dining table, with direct access to the garden. The garage has been professionally converted into a fully functional gym, offering excellent flexibility for modern family living.

Upstairs, the primary bedroom features bespoke fitted wardrobes and a luxury en-suite shower room. There are two further double bedrooms, a comfortable single bedroom, and a contemporary family bathroom.

Externally, the south-facing rear garden has been beautifully landscaped with a lawned area, raised planters, and patio spaces ideal for outdoor entertaining. To the front, the property benefits from off-street parking for at least two vehicles.





FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE
Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.
Property marketing provided by www.matthewkyle.co.uk

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	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for their purpose or within ownership of the seller, therefore the buyer must assume the information given is incorrect. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. The measurements supplied are for general guidance and as such must not be relied on as fact. Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property. The sales particulars may change in the course of time, and any interested party is advised to make a final inspection of the property prior to exchange of contracts.

morgan-alexander.co.uk



40 Castle Street, Hertford, Herts, SG14 1HH
Tel: 01992 248028
westley@morgan-alexander.co.uk