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**3 Birch Walk, Harlow, CM17 0FQ**

**Guide price £460,000**

Guide Price £460,000-£480,000. Situated in this highly sought after Gilden Park development is this immaculately presented four bedroom end terrace house in Birch Walk. To the ground floor, you are welcomed via the entrance hall which presents the modern fitted kitchen with a range of wall and base units as well as featuring an impressive breakfast bar, large lounge and cloakroom. To the first floor, the property comprises three well proportioned bedrooms, and a beautiful family bathroom. To the second floor, you benefit from the stunning master bedroom boasting the en-suite shower room. Externally, you have a spacious rear garden mostly laid to lawn, featuring a patio area perfect for entertaining. You also have allocated parking for two cars, gas heating via radiators and UPVC double glazing throughout. This perfect family home in Birch Walk falls within a short walk from local amenities, as well as being in a great catchment area for both primary and secondary schools.

Entrance hall

Kitchen 9'8" x 11'1" (2.95m x 3.4m)

Lounge 14'6" x 16'0" (4.42m x 4.88m)

Cloakroom

Bedroom One 10'11" x 18'9" (3.35m x 5.74m)

En suite 5'4" x 9'8" (1.65m x 2.95m)

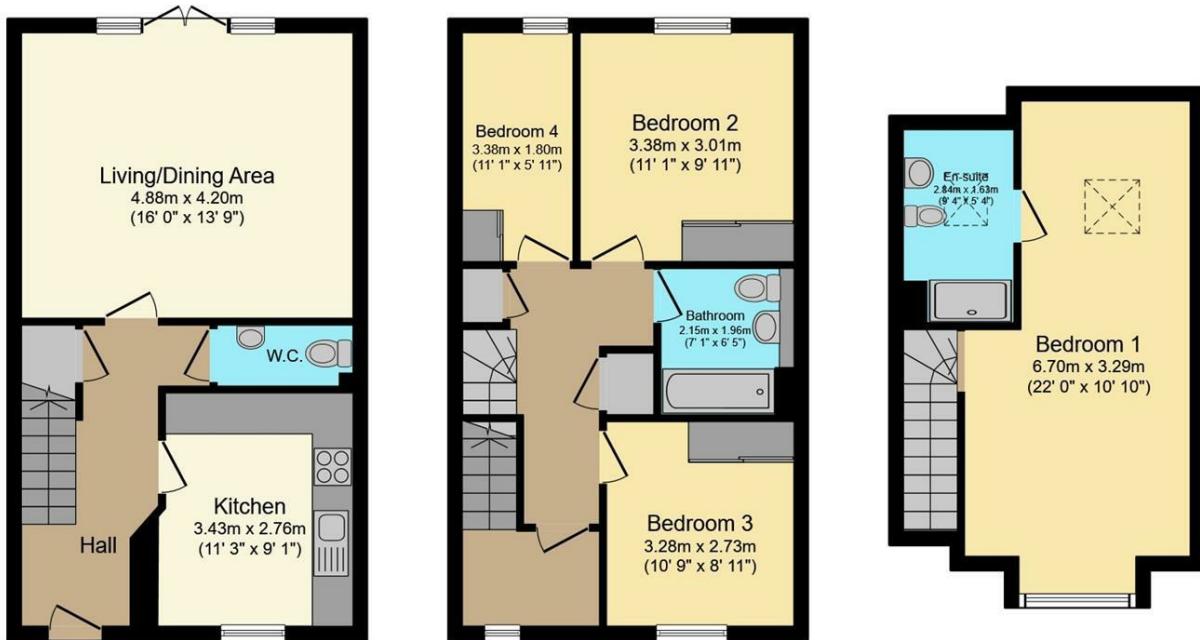
Bedroom Two 11'6" x 9'10" (3.53m x 3.02m)

Bedroom Three 9'6" x 10'9" (2.92m x 3.28m)

Bedroom Four 11'5" x 5'10" (3.48m x 1.8m)

Bathroom 6'7" x 6'7" (2.03m x 2.01m)

## Floor Plan



### Ground Floor

Floor area 42.6 sq.m. (459 sq.ft.) approx

### First Floor

Floor area 42.6 sq.m. (459 sq.ft.) approx

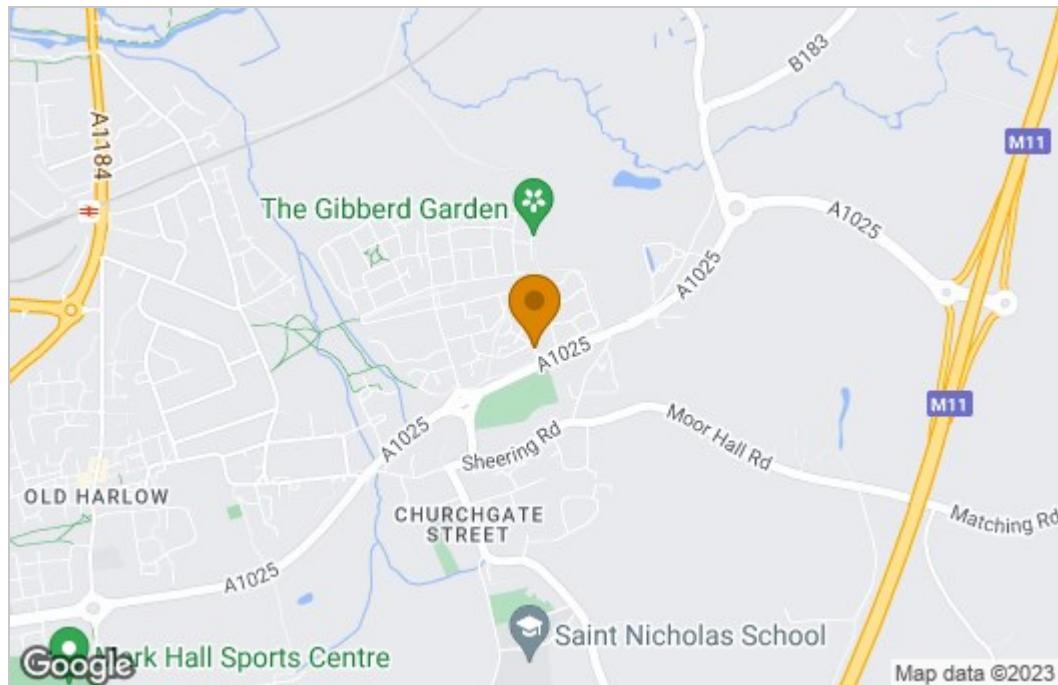
### Second Floor

Floor area 28.2 sq.m. (303 sq.ft.) approx

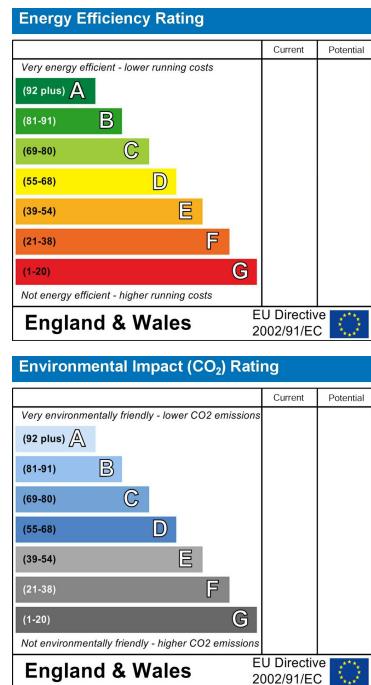
Total floor area 113.4 sq.m. (1,220 sq.ft.) approx

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## Area Map



## Energy Efficiency Graph



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