

14 Birch Walk, Harlow, Essex, CM17 0FQ

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Guide Price: £475,000 - £490,000

Freehold



Intercounty
Estate and Letting Agents



Intercounty are delighted to offer for sale this beautifully presented four/five-bedroom, semi-detached house situated in the ever-popular development that is Gilden Park. This location is just a short walk away from Churchgate Street and Old Harlow which are home to local shops, pubs and schools. The new M11 junction and Harlow Mill train station are also in close proximity, offering access to great transport links.

The ground floor comprises of an entrance hall, cloakroom/WC, a spacious storage cupboard, a kitchen and a lounge/diner. On the first floor is one double bedroom, an additional reception room with a balcony (currently being used as a bedroom) and a family bathroom. On the top floor are two single bedrooms, the principal bedroom with an ensuite and a family bathroom.

Outside is a low maintenance rear garden and off-road parking.

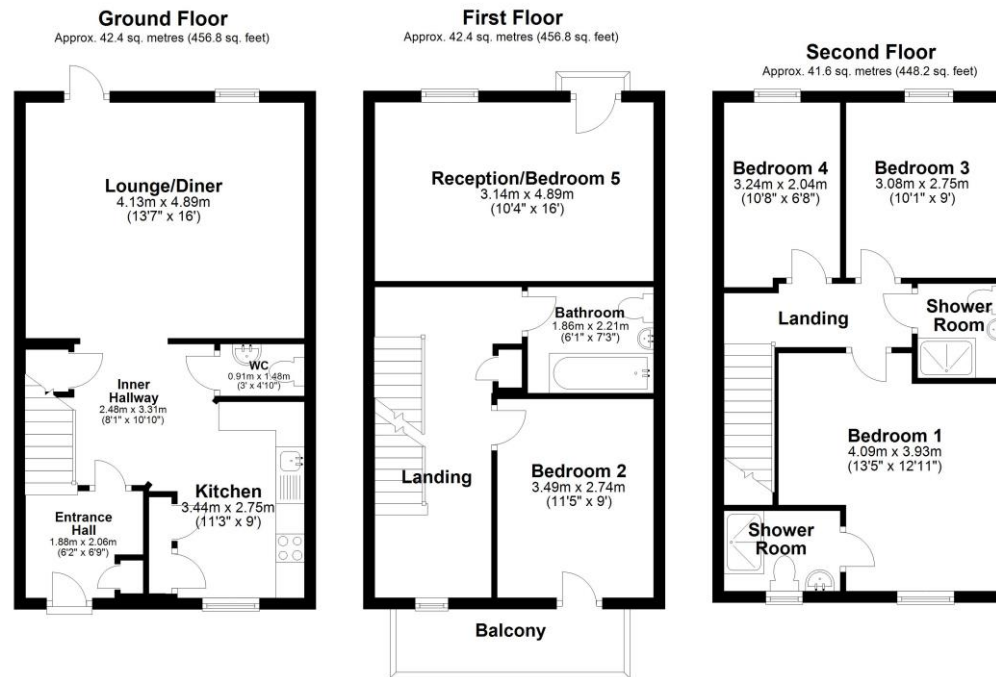
Council Tax Band E. EPC Rating B.



4/5 Bedroom House
Immaculate Condition
Sought After Location
Off Street Parking
Potential Rental Income £2000 PCM
Council Tax Band E
EPC Rating B

ADDITIONAL INFORMATION

Old Harlow pre-dates the first written record in the Domesday Book of 1086 and to this day remains village-like, with listed buildings, a post office, church, restaurants, and cafes, plus a dentist and health centre. Situated less than 3 miles from Harlow town with transport links and additional shopping and leisure facilities. Bus services run to Harlow, Bishop's Stortford and Chelmsford and Old Harlow sits near both M11 motorway and Stansted Airport.



Total area: approx. 126.5 sq. metres (1361.8 sq. feet)

AGENTS NOTES IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of any offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. Floorplans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their service. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Intercounty.

ANTI-MONEY LAUNDERING We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks are carried out correctly and for ongoing monitoring, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 inc VAT, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee is paid in advance, directly to Lifetime Legal and is non-refundable.

FOR MORE DETAILS CONTACT

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