



14 Wattle Road, Harlow, Essex, CM17 0GE

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Asking Price: £420,000
Freehold



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Offered for sale chain free is this well presented, three-bedroom, semi-detached house in the Gilden Park development. Gilden Park is located within walking distance of the high street and easy reach of Harlow Mill station and the new M11 7a junction. The current owners have upgraded the property with an enhanced fitted kitchen, fitted cupboards and wardrobes, landscaped rear garden and a car charging point to the front aspect with a double width drive. This family home also benefits an en-suite to the main bedroom, family bathroom and a ground floor WC.

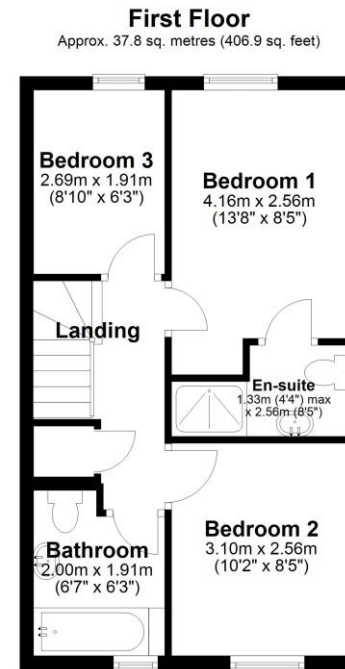
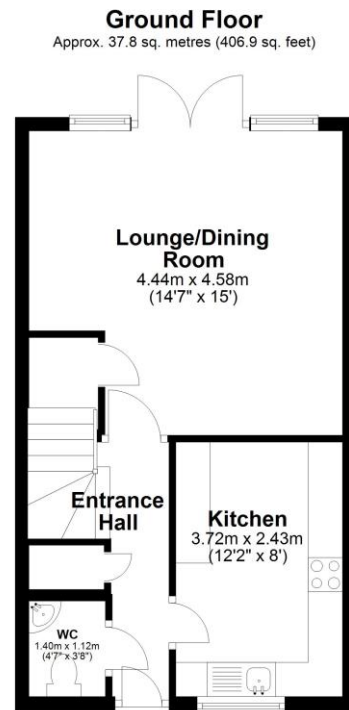
Council Tax Band E. EPC Rating B.



Chain Free
Three Bedroom Semi Detached House
Ensuite & Family Bathroom
Double Width Driveway
Landscaped Rear Garden
Potential Rental Income £1900 PCM
Council Tax Band E
EPC Rating B

ADDITIONAL INFORMATION

The New Town of Harlow is the world's first Sculpture Town and provides rail links to London Liverpool Street and close proximity to both M11 motorway and Stansted Airport. The town is surrounded by green belt land and offers one of the countrys largest urban parks with over 160 acres of green space. Harlow boasts its own hospital, several shopping centres, theatre and leisure facilities plus a good choice of cafes, bars and restaurants.



Total area: approx. 75.6 sq. metres (813.7 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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