



Woodlark Road, CM17 0ST
Harlow





kings
GROUP

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Kings Group are delighted to present this well-presented THREE BEDROOM SEMI DETACHED FAMILY HOME, ideally located on Woodlark Road within the ever-popular Gilden Park Development. This modern property benefits from a driveway providing off-street parking for two cars and is perfect for growing families or those looking to upsize.

Upon entering, you're greeted by an inviting entrance hall which flows through to a spacious and bright family lounge, creating a comfortable space for relaxing and entertaining. To the rear, the contemporary fitted kitchen/diner features a range of wall and base units, with plenty of room for a dining table — ideal for family meals or hosting guests. A convenient downstairs cloakroom completes the ground floor.

Upstairs, the property continues to impress with a well-proportioned master bedroom complete with its own en-suite shower room. Two further generously sized bedrooms offer flexibility for children, guests, or a home office, and are served by a modern family bathroom fitted with a three-piece suite. The home has been thoughtfully laid out to maximise space and light, with stylish finishes throughout that make it ready to move into.

The rear garden is mainly laid to lawn and includes a patio area, perfect for summer entertaining, along with handy side access.

Gilden Park is ideally situated close to local amenities, schools, and excellent transport links, with Junction 7a of the M11/M25 providing direct access to London, Stansted Airport, and Cambridge.

Please note there is an estate charge in place of approx. £200 per annum contributing to the maintenance of the development — contact Kings Group for further information or to arrange your viewing.

Offers In The Region Of £414,995



- **THREE BEDROOM SEMI DETACHED FAMILY HOME**
- **DOWNSTAIRS CLOAKROOM**
- **KITCHEN/DINER**
- **6 YEARS REMAINING ON THE NHBC WARRANTY**
- **CLOSE TO LOCAL SHOPS/SCHOOLS & AMENITIES**

Lounge 14'1 x 12'3 (4.29m x 3.73m)

Double glazed window to the front aspect, single radiator, laminate flooring, power points

Kitchen/Diner 15'7 x 9'6 (4.75m x 2.90m)

Double glazed window to the front aspect, laminate flooring, single radiator, a range of wall and base units, gas hob and electric oven, hood extractor fan, integrated fridge freezer, integrated dishwasher, integrated washing machine, power points, doors leading to rear garden.

Cloakroom 6'10 x 4'7 (2.08m x 1.40m)

Wash basin with mixer tap, low level W.C, single radiator.

Bedroom One 9'1 x 8'9 (2.77m x 2.67m)

Double glazed window to the front aspect, carpeted flooring, power points, space for wardrobe.

En-suite 6'5 x 4'0 (1.96m x 1.22m)

Double glazed window to the front aspect, single radiator, laminate flooring, shower cubicle with thermostatic controls, extractor fan, wash basin with mixer tap, low level W.C

Bedroom Two 10'9 x 8'9 (3.28m x 2.67m)

Double glazed window to the rear aspect, single radiator, carpeted flooring, power points.

Bedroom Three 11'9 x 6'9 (3.58m x 2.06m)

Double glazed window to the rear aspect, carpeted flooring, single radiator, power points.

Family Bathroom 6'0 x 5'7 (1.83m x 1.70m)

Part tiled walls, laminate flooring, single radiator, panel enclosed bath with mixer tap and shower attachment, wash basin with mixer tap, low level W.C, extractor fan

Garden

Mainly laid to lawn with patio area, side access.

- **DRIVEWAY FOR TWO CARS**
- **EN-SUITE TO THE MASTER BEDROOM**
- **REAR GARDEN WITH SIDE ACCESS**
- **CLOSE TO THE M11/M25 VIA JUNCTION 7A**
- **VIEWING IS HIGHLY ADVISED**

Schools/Transport Links

Primary Schools:

Harlowbury Primary School (0.54 miles), Churchgate Church of England Voluntary Aided Primary School (0.62 miles)

Secondary Schools:

Mark Hall Academy (1.12 miles), St Nicholas School (0.73 miles)

Train stations:

Harlow Mill Rail Station (0.79 miles), Sawbridgeworth Rail Station (1.74 miles)

Motorways:

M11 J7A (0.86 miles), M11 J7 (3.33 miles)

Flood Risk: Rivers & Seas - Low, Surface Water - Low

Tenure: Freehold

Estate Charge: £200 Approx.

Parking: Driveway for Two Cars

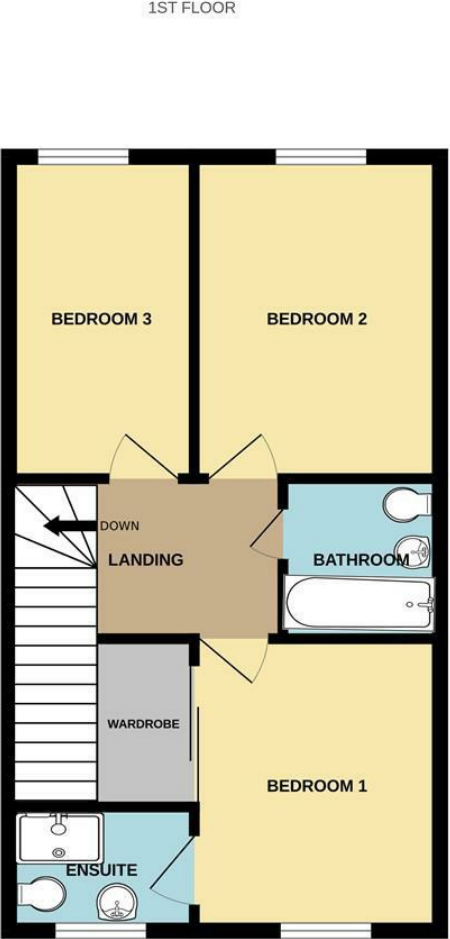
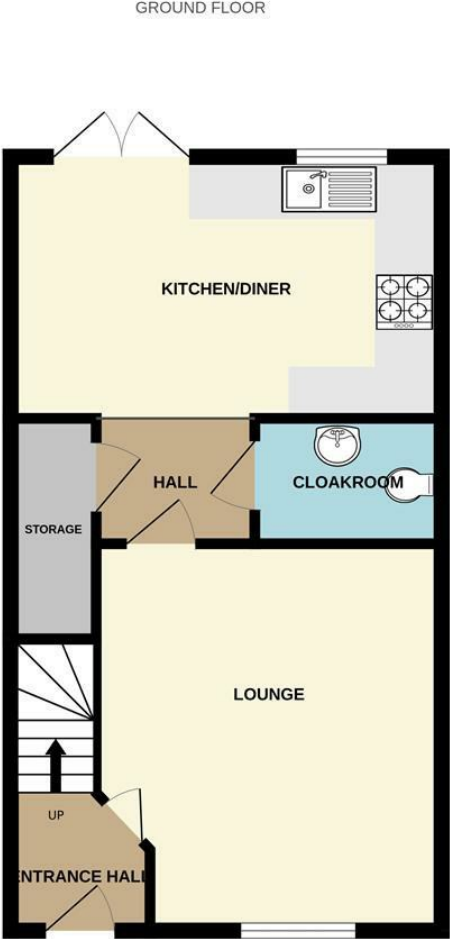








Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		96	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) 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			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.

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