



Dunnock Road, CM17 0GH
Harlow





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Kings Group are delighted to offer this THREE BEDROOM END OF TERRACE FAMILY HOME situated on Dunnock Road, within the highly sought-after new development of Gilden Park. This beautifully presented property benefits from a driveway for two cars and still has 6 years remaining on the NHBC warranty, providing peace of mind for its new owners. Having been lovingly maintained, this home is ready to move straight into, offering a modern appeal with an abundance of natural light throughout.

The inviting entrance hall leads into a spacious family lounge creating a comfortable living space. A modern fitted kitchen/diner sits at the heart of the home, boasting a range of wall and base units, integrated appliances, and double doors opening onto the rear garden – ideal for entertaining. Additional ground floor features include a cloakroom and practical under-stairs storage. On the first floor, the master bedroom is complete with built-in wardrobes, an ensuite shower room. There is also a generous second double bedroom and a versatile third bedroom currently used as an office, which includes built-in wardrobes that can be removed to create a full bedroom.

Externally, the property enjoys a spacious south-facing rear garden, mainly laid to lawn with a patio area and convenient side access. The garden provides plenty of outdoor space for families to enjoy. Gilden Park is a modern development surrounded by local shops, schools, and amenities, with excellent transport links nearby including easy access to the M11/M25 via junction 7a, offering direct routes into London and surrounding areas. The development has an estate charge of approximately £180 per annum for the maintenance of the development.

Further advantages include a boarded loft for additional storage. This home is perfect for families seeking a stylish, move-in-ready property in a prime location.

Offers In The Region Of £415,000



- **THREE BEDROOM END OF TERRACE FAMILY HOME**
- **DOWNSTAIRS CLOAKROOM**
- **BEAUTIFULLY MAINTAINED THROUGHOUT - MOVE IN READY**
- **CLOSE TO THE M11/M25 VIA JUNCTION 7A**
- **AIR CONDITIONING IN THE MASTER BEDROOM AND LOUNGE**

Entrance Hall

Under the stair storage ideal for shoes, Amtico flooring, single radiator, power points.

Lounge 16'3 x 11'9 (4.95m x 3.58m)

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

Kitchen/Diner 14'11 x 10'5 (4.55m x 3.18m)

Double glazed windows to the rear aspect, Amtico flooring, a range of wall and base units with flat top worksurfaces, gas hob, electric oven, extractor fan, drainer unit, integrated dishwasher, plumbing for washing machine, storage cupboard, doors leading to rear garden.

Cloakroom

Part tiled walls, wash basin with mixer tap, low level W.C., single radiator.

Landing

Spotlights, Amtico flooring, airing cupboard, loft hatch (boarded loft)

Bedroom One 11'8 x 8'4 (3.56m x 2.54m)

Double glazed window to the front aspect, single radiator, Amtico flooring, built in wardrobes, power points

En-suite

Tiled walls, tiled flooring, heated towel rail, shower cubicle with thermostatic controlled shower, wash basin with mixer tap, low level W.C

Bedroom Two 10'2 x 8'5 (3.10m x 2.57m)

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

- **DRIVEWAY FOR TWO CARS**
- **EN-SUITE TO THE MASTER BEDROOM**
- **6 YEARS REMAINING ON THE NHBC**
- **CLOSE TO LOCAL SHOPS, SCHOOLS & AMENITIES**
- **SOUTH FACING REAR GARDEN**

Bedroom Three 8'8 x 6'3 (2.64m x 1.91m)

Double glazed window to the rear aspect, single radiator, power points. built in wardrobes.

Family Bathroom

Double glazed window to the rear aspect, tiled walls, tiled flooring, wash basin with mixer tap, panel enclosed bath with mixer tap and shower attachment, extractor fan, low level W.C.

Property Information

Tenure: Freehold

Build: Standard Construction - Brick & Tile

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

Parking: Driveway for two cars

Estate Charge: Approx. £180 Per Annum

Schools/Transport Links

Primary Schools:

Harlowbury Primary School (0.43 Miles), Churchgate Church of England Voluntary Aided Primary School (0.61 miles)

Secondary Schools:

Mark Hall Academy (1.01 miles), Burnt Mill Academy (1.91 miles)

Train stations:

Harlow Mill Rail Station (0.66 miles), Sawbridgeworth Rail Station (1.8 miles)

Motorways:

M11 J7A (0.97 miles), M11 J7 (3.28 miles)



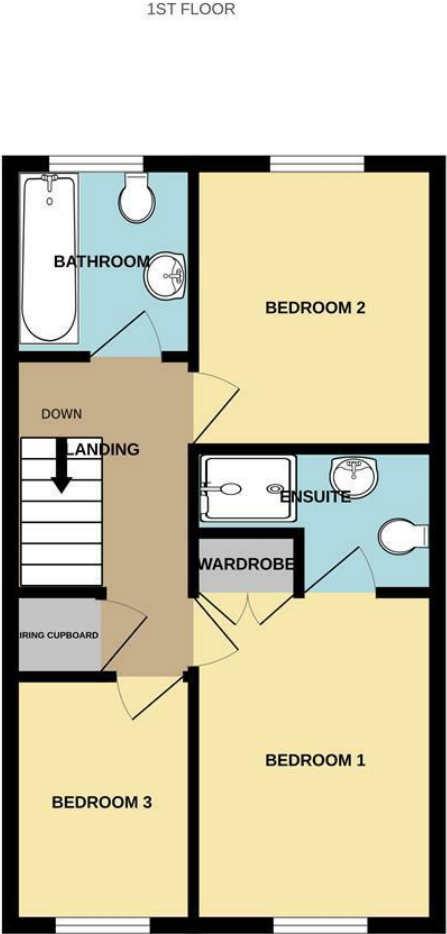
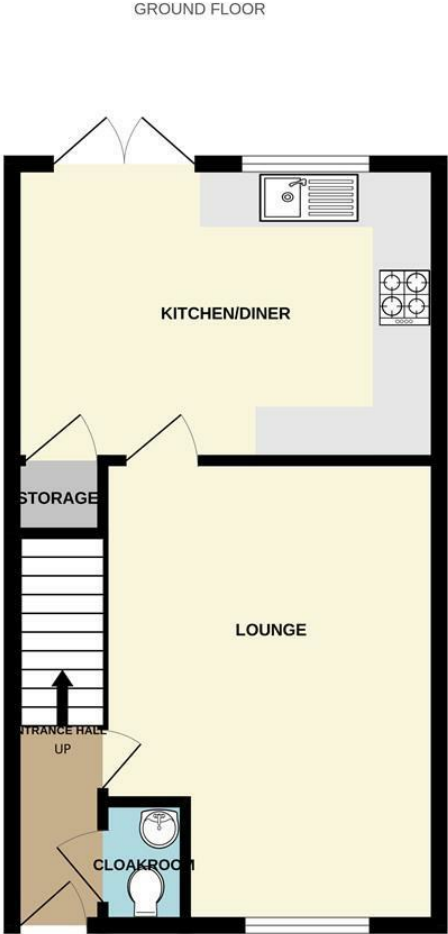


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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		96	(92 plus) A		
(81-91) B	84		(81-91) 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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Unit 4, Church Langley Way, Harlow,
Essex, CM17 9TE
T: 01279 410084
E:
www.kings-group.net

