



114. Terlings Avenue, Gilston, Harlow, CM20 2FP
Offers In Excess Of £800,000



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An outstanding executive five bedroom detached family home with fantastic views onto protected woodlands and the River Stort beyond.

The property is also well located for access to major road and rail links with the a414 providing easy access to the A10 and M25 in one direction; and in the other providing direct access to the new Junction 7A on the M11 with it's links to the City of London. Stansted Airport is within around 15 minutes away : London Luton within approximately 35 minutes and with good links to Heathrow and Gatwick respectively. Under one mile walk to Harlow Town train station with its fast links to London Liverpool Street, Tottenham Hale and Cambridge.

The nearby towns of Sawbridgeworth and Harlow both offer a wide variety of shops for all your day-to-day needs, sought after schools, cafes, restaurants and public houses. The property is also just a short drive from the A414 which leads to the A10 and also the M11, leading to M25 access points.



Property Description

Terlings Avenue is a fantastic modern family home and is finished to an extremely high specification throughout. Constructed by Bloor Homes the property benefits from having a good size living room, large fully-fitted kitchen leading via the fitted island / breakfast bar with island seating area: to a large family room with tv and audio points. High quality fittings and appliances, bi-fold doors to garden, separate utility room, study with additional power points, access to high-speed internet and telephone points, five double bedrooms, two luxury en-suite shower rooms and a luxury family bathroom. All ground floor rooms feature individually controlled underfloor heating maintained annually under a service agreement and the upper floors are heated by thermostatically controlled radiators in every room.

Outside, there is a good sized and and manageable rear garden accessing a double length garage with electric up and over door with off street parking for two cars. There is also power and lighting along with EV charging point.

The front garden benefits from the green amenity space with direct access to fully maintained walking/jogging/cycle track bordering the whole estate creating a beautiful woodland walk.

The property also benefits from NHBC warranty still being valid and fully insulated and boarded loft space.

We strongly recommend an early viewing of this superb family home.

Entrance Hallway

Sitting Room 16'9" x 13'8" (5.11m x 4.17m)

Study 9'6" x 8'1" (2.90m x 2.46m)

W/C

Kitchen/Dining/Family Room

31'0" x 16'0" (9.45m x 4.88m)

Utility Room 6'2" x 5'5" (1.88m x 1.65m)

First Floor Landing

Bedroom One 13'9" x 13'9" (4.19m x 4.19m)

En-Suite One

Bedroom Two 10'3" x 12'4" (3.12m x 3.76m)

En-Suite Two

Bedroom Three 11'2" x 12'9" (3.40m x 3.89m)

Bedroom Four 10'1" x 8'6" (3.07m x 2.59m)

Bedroom Five 8'6" x 10'1" (2.59m x 3.07m)

Outside

Front Garden

Rear Garden

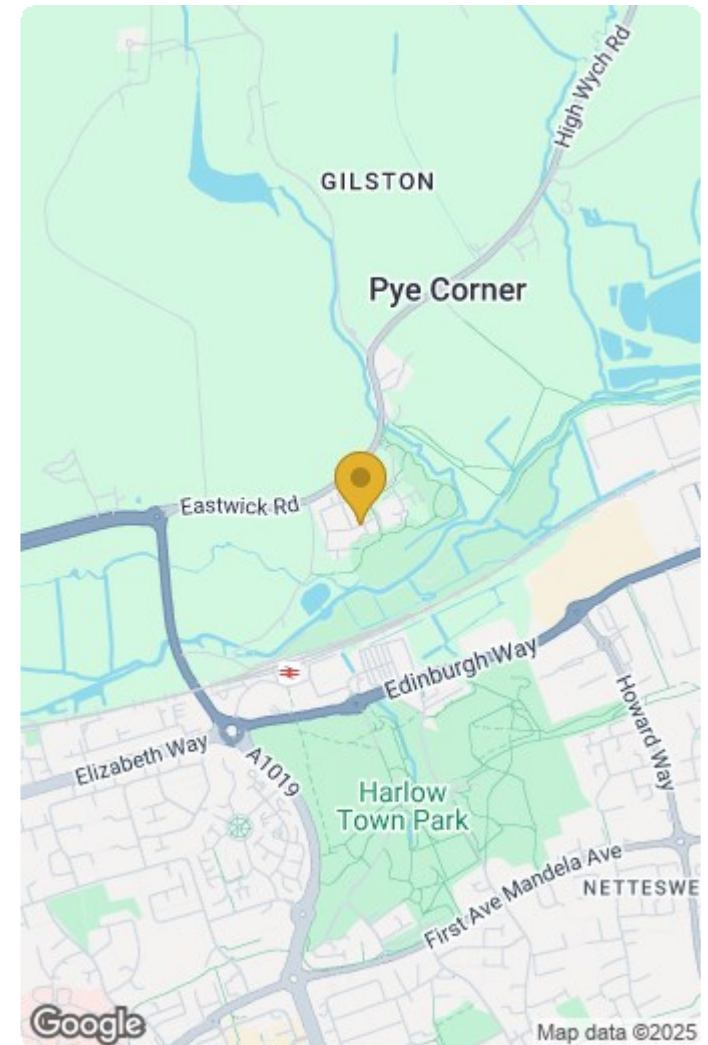
Garage & Driveway







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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.

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