

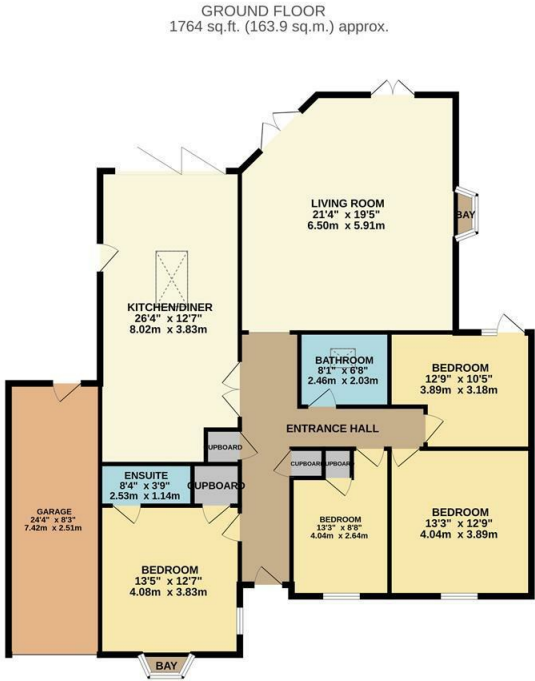


Stony Wood, Harlow, CM18 6AU
£750,000



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Located in the sought after cul-de-sac of Stony Wood is this rarely available 4 bedroom detached bungalow with garage and driveway parking. The property has been extended over time and comprises an entrance hall leading to a large living room, kitchen/diner with a modern range of fitted units and a central island offering breakfast bar area with bi-folding doors leading to the garden, family bathroom with a modern white three piece-suite, master bedroom with en-suite shower room and three further bedrooms. Outside the rear garden laid to lawn with a patio area and side access. Stony Wood is a little known area of detached properties located about a mile from Harlow town centre.



REYLANDJOHNSONSW
TOTAL FLOOR AREA: 1764 sq.ft. (163.9 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan (compared from measurements of doors, windows, stairs and any other areas are appropriate 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, fixtures and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
Made with iMeasure (2023).



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.