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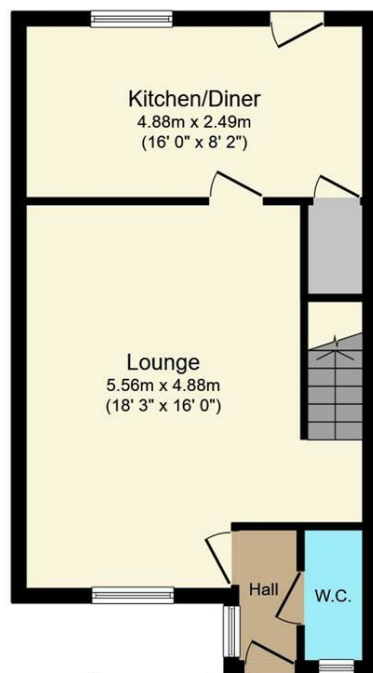
1 The Wrens, Harlow, CM19 4BP

Offers in excess of £350,000

Fortune & Coates are pleased to present this three bedroom, end terrace family home located in a tucked away, private cul-de-sac in The Wrens. Upon entering, you benefit from a downstairs W/C, spacious lounge leading through to kitchen, with doors leading out to your well maintained, low maintenance rear garden. Upstairs benefits from a family bathroom, and three well proportioned bedrooms. You also have the added benefit of a brand new boiler. Externally, you are offered a garage en-bloc.

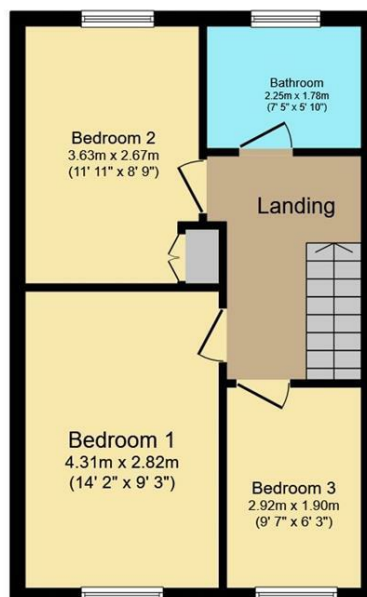
The Wrens is conveniently located close to Princess Alexandra Hospital, Harlow Town Centre, and Harlow Town Station, as well as all local amenities nearby.

Floor Plan



Ground Floor

Floor area 41.7 sq.m. (448 sq.ft.) approx



First Floor

Floor area 39.8 sq.m. (428 sq.ft.) approx



Total floor area 81.4 sq.m. (877 sq.ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>			
<p>England & Wales</p>		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating			
		Current	Potential
<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>			
<p>England & Wales</p>		EU Directive 2002/91/EC	

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