



**FORTUNE & COATES**

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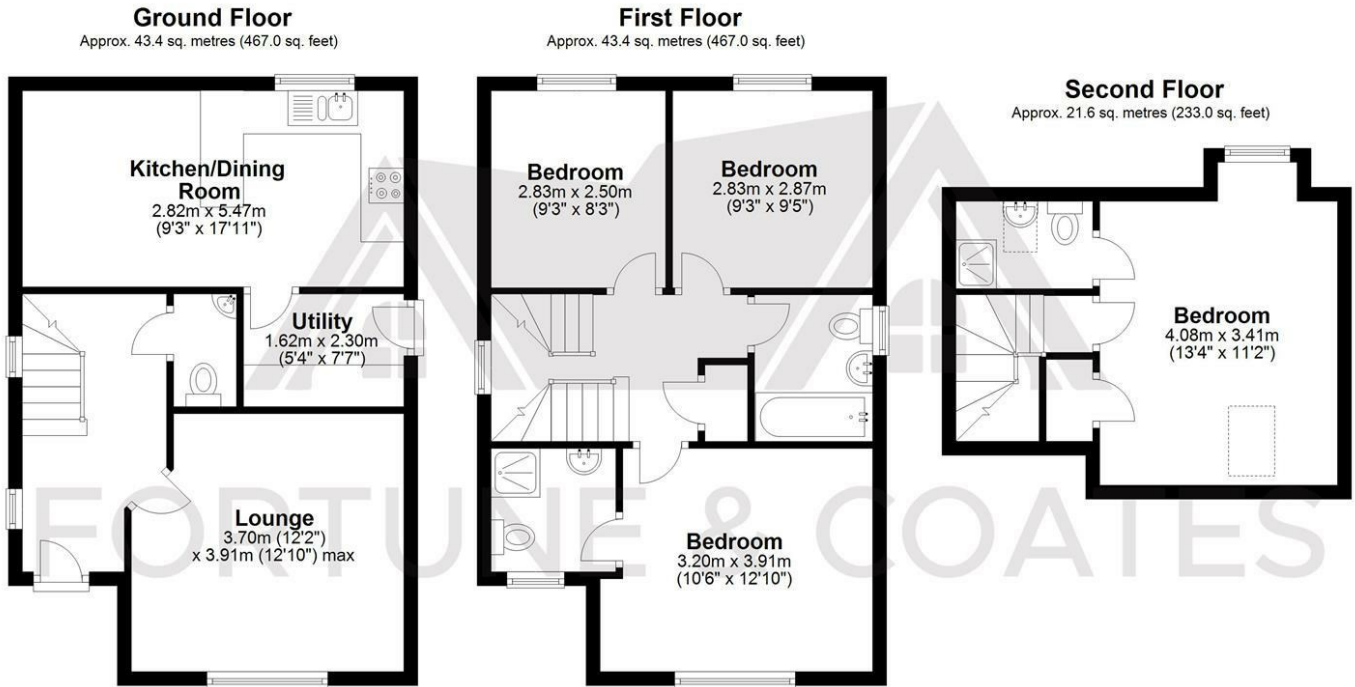
**1 Wren Street, Harlow, CM17 0SU**

**Offers over £525,000**

Fortune & Coates are pleased to present this immaculately presented four bedroom, three bathroom, detached family home with a driveway for multiple vehicles built from new in 2021 in the desirable turning of Wren Street, situated on the always popular Gildea Way Development. Upon entering, you are offered a bright and airy spacious lounge, downstairs W/C, and an open plan kitchen/diner with separate utility area and french doors leading out to your rear garden. To the first floor, you benefit from three well proportioned bedrooms, with one benefitting from an en-suite shower room, and the other bedrooms sharing the family bathroom. To the top floor, the principal bedroom suite provides you also with an en-suite shower room. Externally, the large rear garden provides the perfect balance between lawn and patio making it perfect for entertaining. You also have a driveway for multiple vehicles to the side of the home. Wren Street is within close proximity to local amenities, Old Harlow High Street, Harlow Mill Train Station, and also the M11 7a junction providing great access for travel.



# Floor Plan

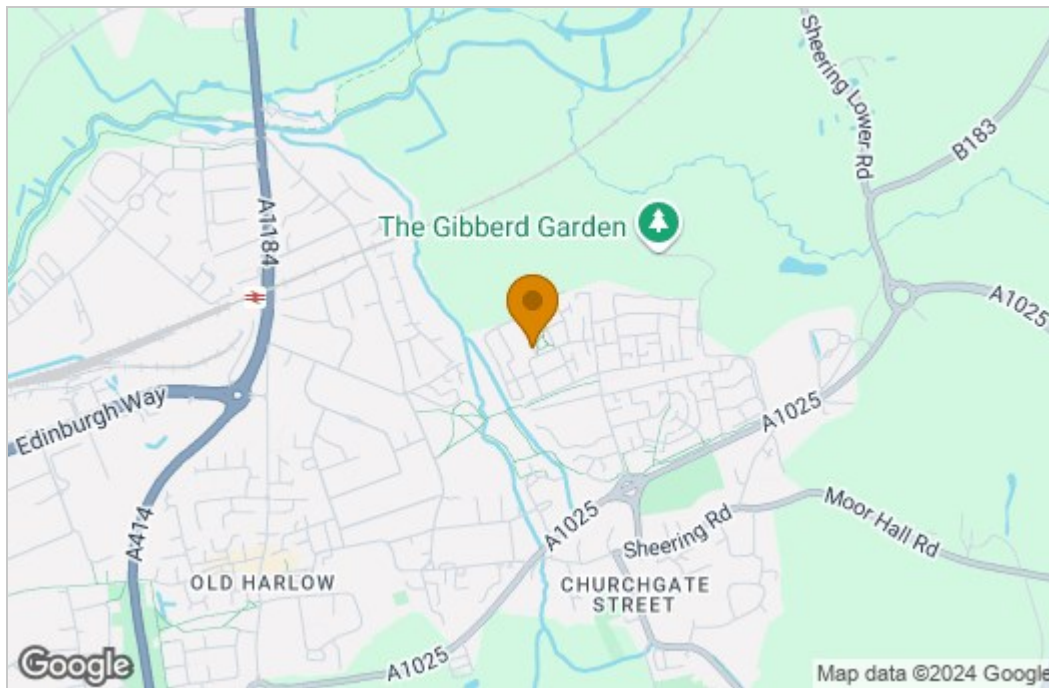


Total area: approx. 108.4 sq. metres (1166.9 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE. Whilst every attempt had been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

Property marketing provided by www.fotomarketing.co.uk

## Area Map



## Energy Efficiency Graph

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

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

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