



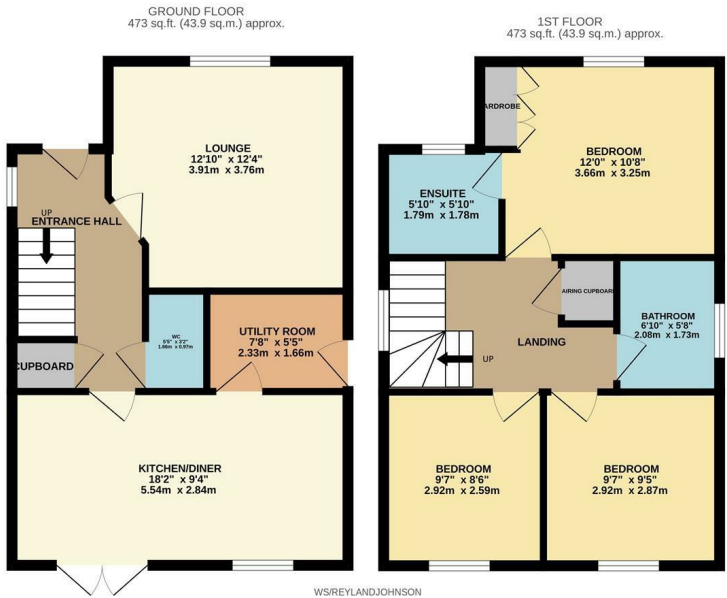
Wren Street, Old Harlow, CM17 0SU
Guide Price £450,000



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** Guide Price £450,000 to £475,000**

Beautifully located overlooking a grassland area is this immaculately presented, three double bedroom detached family home with a large driveway. As you enter there is a lounge, stunning kitchen/diner with a range of fitted wall and base units, a matching utility room and a cloakroom/WC, whilst upstairs there are three bedrooms, with fitted wardrobes and an en-suite to the master, plus a beautiful family bathroom with a white three piece suite. Outside, the south facing rear garden is mainly laid to lawn with a patio area, shed/summer house and side access leading out to the driveway. Wren Street is located just off Lapwing Drive, within easy access of local shops, schools, open fields and the new M11 junction 7A. Harlow Mill Train Station is within walking distance and Stansted Airport is close by. This property can be reserved exclusively - fees apply.



WS/REYLANDJOHNSON
TOTAL FLOOR AREA : 946 sq.ft. (87.9 sq.m.) approx.
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		94
(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.