



Wooding Grove, Harlow, CM19 4ED
£375,000



Wooding Grove, Harlow, CM19 4ED

Offered with no onward chain and potential for a driveway, is this three bedroom family home within walking distance of Princess Alexandra Hospital. Internally the home boasts two reception rooms and a good size kitchen with a range of wall and base units, whilst upstairs there are three bedrooms and a well presented shower room. Outside, the 80 ft rear garden is mainly laid to lawn with a patio area and side access leading to the lawned front garden with the potential for a driveway (subject to planning permission). Wooding Grove is found within walking distance of Harlow Town Centre, the Town Park and local schools and shops, plus Harlow Town Station.



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