



**Wooding Grove, Harlow CM19 4ED**

**welcome to**

**Wooding Grove, Harlow**

Situated in the popular and well-established residential area of Wooding Grove, this well-presented three-bedroom semi-detached house offers an excellent opportunity for families or first-time buyers seeking a spacious and conveniently located home.



## - Accommodation Overview -

### Living Room

Double glazed windows to the front aspect and one to the rear. Two radiators and laminate flooring.

### Kitchen

Double glazed window to the rear aspect, fitted wall and base units with work surfaces over, gas cooker, double oven, table, integrated dishwasher and tiled flooring.

### Utility Room

Double glazed door to the side aspect and tiled flooring.

### Landing

Loft access, which is boarded and insulated, and boiler housed in airing cupboard.

### Bedroom 1

Double glazed window to front aspect, gas radiator, built in storage cupboard, spot lights and carpet.

### Bedroom 2

Double glazed window to the rear aspect, gas radiator, spotlights and carpet.

### Bedroom 3

Double glazed window to the front aspect, gas radiator, spotlights and carpet.

### Bathroom

Double glazed frosted window to the rear aspect, bath/shower, pedestal wash basin, radiator and tiled walls and floor.

### Separate Wc

Double glazed frosted window to rear aspect, wc and tiled flooring.

## - Exterior -

### Rear Garden

Patio and lawn area with shed and side access.

## - Agents Note -

The vendor has stated they are leaving all kitchen appliances (white goods) in the property.



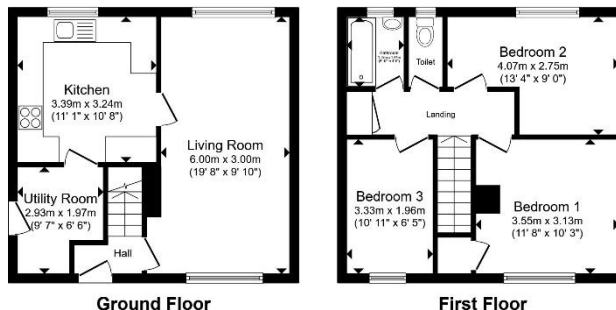
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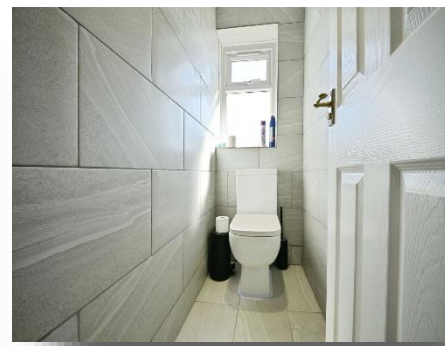
- Three bedrooms
- Semi detached
- Access to Princess Alexandra hospital
- Potential to extend (subject to planning permission)
- Utility room

Tenure: Freehold EPC Rating: D  
Council Tax Band: C



offers in excess of  
**£360,000**

Total floor area 75.8 m<sup>2</sup> (816 sq ft.) approx.  
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspector(s). Powered by www.propertybox.io



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Property Ref:  
HLO104150 - 0001

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