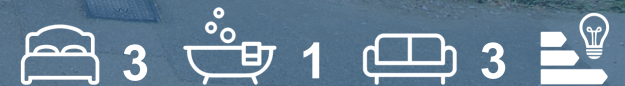


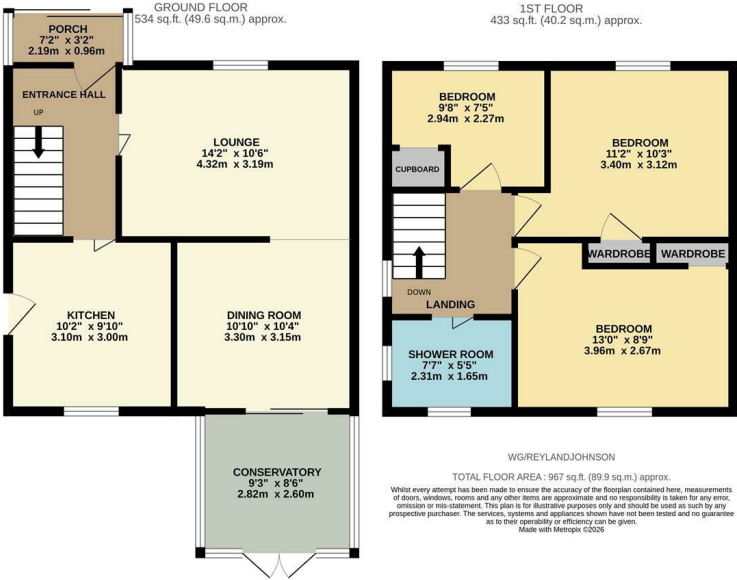


Wooding Grove, Harlow, CM19 4ED
£425,000



Wooding Grove, Harlow, CM19 4ED

Located in a quiet cul-de-sac within walking distance of Princess Alexandra Hospital is this well presented three bedroom semi detached family home with a garage and driveway. As you enter there is a porch leading to a hallway, a modern kitchen with a range of fitted wall and base units, a lounge and separate dining room, plus a bright conservatory. Upstairs there are three bedrooms and a modern shower room. Outside, the rear garden is mainly laid to lawn, with mature borders, a patio area, access to the garage and the driveway for two cars to the front of the property. Wooding Grove is ideally positioned within walking distance of local schools, shops, Harlow Town Train Station and Harlow Town Centre.



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.