


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

william h brown

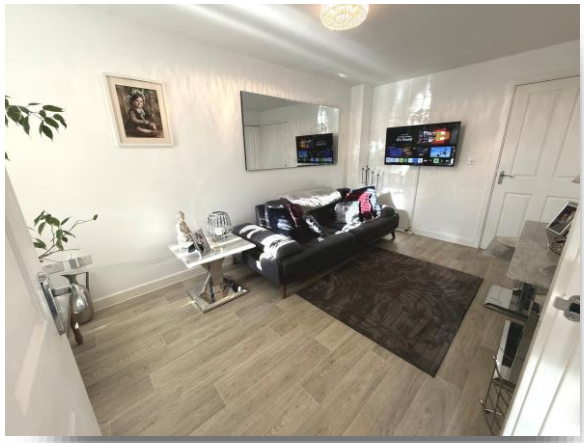
***welcome to***

## Wren Street, Harlow

Positioned within the highly sought-after Gilden Park development, this beautifully presented two-bedroom mid-terrace home offers modern living, stylish interiors, and excellent convenience for local amenities, schooling and transport links.













## -Accommodation Overview-

**Entrance Hall**
Stairs to first floor.

**Cloakroom**
Window to front aspect, WC, wash hand basin.

**Lounge**
15' 6" x 9' 6" ( 4.72m x 2.90m )
Window to front aspect, laminate flooring, under stairs storage cupboard, radiator.

**Kitchen / Diner**
12' 7" x 8' ( 3.84m x 2.44m )
Fitted wall and floor units with work surface over, gas hob with electric oven, extractor hood over, space for fridge freezer and washing machine, window to rear, double doors leading to rear garden.

## -First Floor Landing-

**Bedroom One**
12' 1" x 8' 9" ( 3.68m x 2.67m )
Two windows to front aspect, storage cupboard, radiator.

**Bedroom Two**
10' 6" x 8' 2" excluding wardrobes ( 3.20m x 2.49m excluding wardrobes )
Window to rear aspect, carpet, built in wardrobes, radiator.

**Bathroom**
Three piece suite comprising of bath, wc, wash hand basin, obscure window.

## -Exterior-

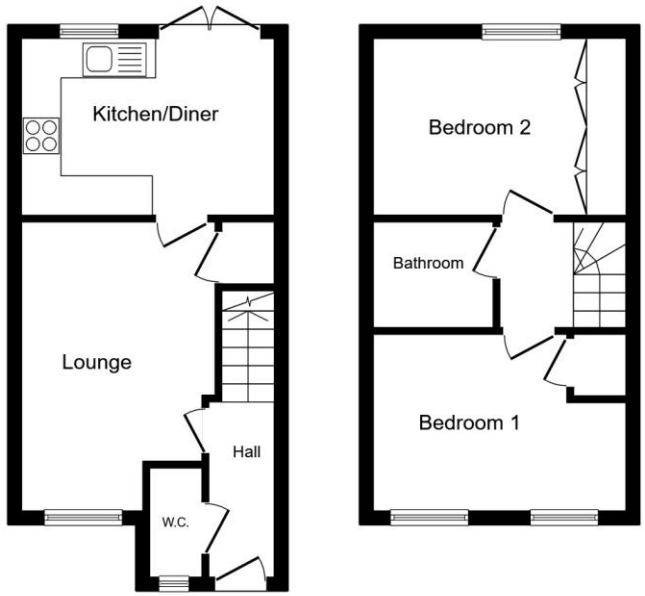
**Rear Garden**
Patio area leading to lawn, path leading to second patio area, fence boundary walls.

**Parking:**
Two allocated parking spaces.

**Agent Note:**
There is a restriction on the title, that applies to the purchase transaction. Please enquire with the branch.

There is a management charge. Please ask agent for more details.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."




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 inspection(s). Powered by www.propertybox.io

william h brown

***view this property online*** williamhbrown.co.uk/Property/HLO105661

*welcome to*

## Wren Street, Harlow

- Two bedrooms
- Well presented throughout
- Downstairs wc
- Sought after Gilden Park location
- Access to M11

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

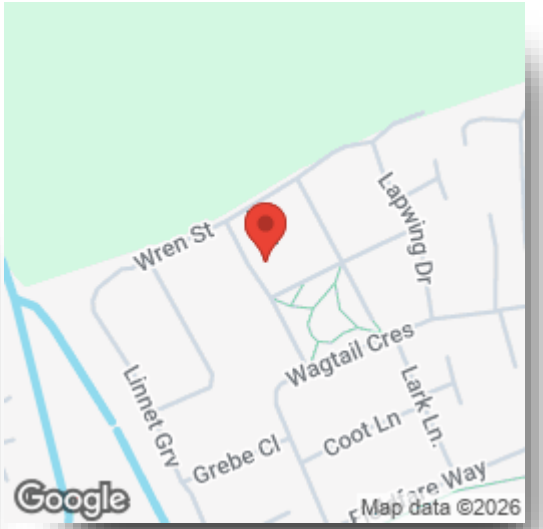


# £375,000










Please note the marker reflects the postcode not the actual property

**view this property online** williamhbrown.co.uk/Property/HLO105661

The Property Ombudsman

Property Ref:
HLO105661 - 0001

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

william h brown

**01279 433469**

harlow@williamhbrown.co.uk

15 Broad Walk, HARLOW, Essex, CM20 1HX

**williamhbrown.co.uk**

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.