

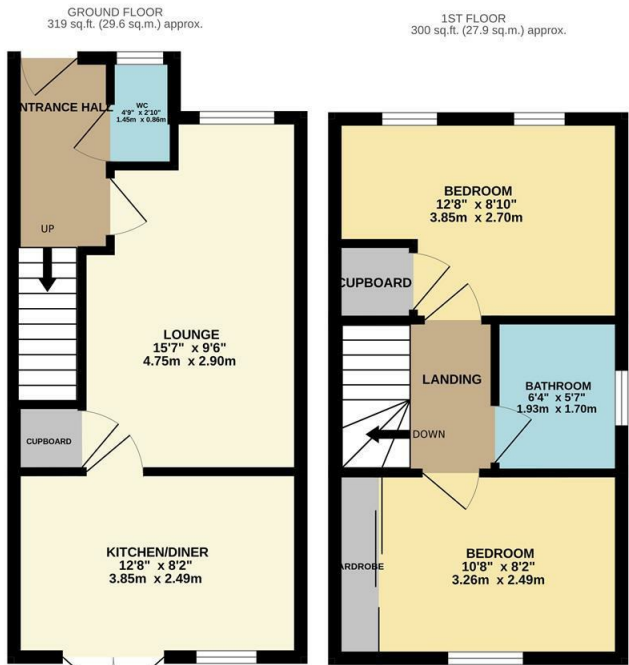


Wren Street, Old Harlow, CM17 0SU  
£375,000

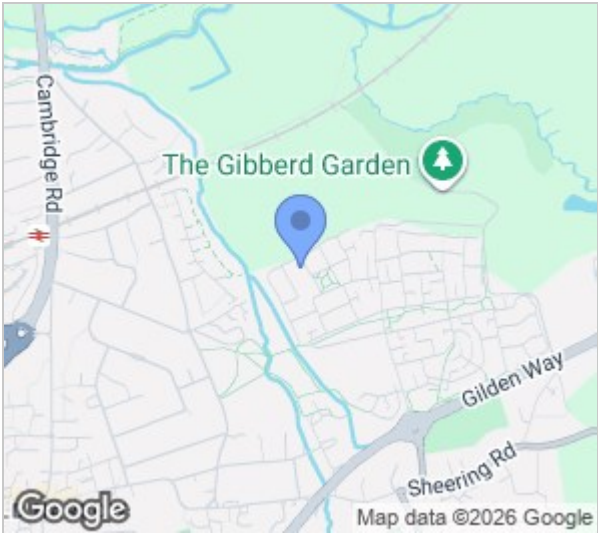


# Wren Street, Old Harlow, CM17 0SU

Located in the highly popular new development of Gilden Park is this immaculately presented, two double bedroom house with a driveway for two cars. On the ground floor there is an entrance hallway leading to a lounge, modern kitchen/diner with a range of fitted wall and base units and a cloakroom/WC, whilst upstairs there are two double bedrooms with fitted wardrobes to the master and a stunning family bathroom with a white three piece suite. Outside, the west facing rear garden is mainly laid to lawn with composite decking, a shed and side access leading out to the two allocated parking spaces in front of the house. Wren Street is located just off Wagtail Crescent, 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. Please note there is an estate charge with this property of around £200 per year (approx). This property can be reserved exclusively - fees apply.



WS/REYLANDJOHNSON  
TOTAL FLOOR AREA: 619 sq.ft. (57.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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                    |                         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---------------------------------------------|-------------------------|-----------|-----------------------------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |                                                                 | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                          |                         | <b>97</b> | (92 plus) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                            | <b>83</b>               |           | (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                            |                         |           | (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                            |                         |           | (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                            |                         |           | (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                            |                         |           | (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                             |                         |           | (1-20) <b>G</b>                                                 |                         |           |
| Not energy efficient - higher running costs |                         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           | 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.