



## Woodwards, Harlow, CM19 4NY

GUIDE PRICE: £350,000 - £375,000. A large four-bedroom end of terrace family home. Woodward is ideally located between the Town Centre and Staple Tye. The property enjoys an open plan kitchen diner, good sized lounge, downstairs cloakroom, utility room/office, two double bedrooms, two single bedrooms and a first-floor family bathroom. An attractive enclosed rear garden. The property also has the advantage of being offered with no onward chain.

It is within easy reach of the Town Centre, also close by is the hospital, Harlow Town Park, and Harlow train station. Harlow provides easy access onto the M11 (junction 7 & 7a).

**Guide Price £350,000**

# Woodwards, Harlow, CM19 4NY

- Four Bedroom End of Terrace Family Home
- Lounge & Utility Room/Office
- Gas Radiator Central Heating
- First Floor Family Bathroom
- Ample Casual Parking
- Open Plan Kitchen/Diner
- Downstairs WC
- Two Double Bedrooms & Two Single Bedrooms
- Neatly Enclosed Rear Garden
- No Onward Chain

## Accommodation Comprises:

### Hallway

7'6 x 6'0 (2.29m x 1.83m)

### Lounge

15'1 x 11'2 (4.60m x 3.40m)

### Dining Room

9'0 x 11'3 (2.74m x 3.43m)

### Kitchen

7'10 x 9'9 (2.39m x 2.97m)

### Utility Room

6'0 x 6'6 (1.83m x 1.98m)

### Inner Hallway

52'5"19'8" x 6'6"32'9" (16'6 x 2'10)

### First Floor Landing

12'4 x 2'8 (3.76m x 0.81m)

### Bedroom

11'11 x 9'9 (3.63m x 2.97m)

### Bedroom

12'4 x 9'9 (3.76m x 2.97m)

### Bedroom

6'9 x 11'4 (2.06m x 3.45m)

### Bedroom

9'9 x 11'4 (2.97m x 3.45m)

### Bathroom

6'3 x 7'10 (1.91m x 2.39m)





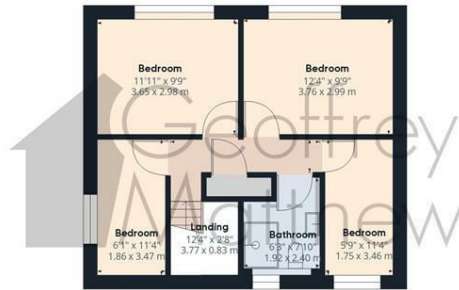


# Floor Plan



Floor 0

Approximate total area<sup>m</sup>  
1028.21 ft<sup>2</sup>  
95.52 m<sup>2</sup>



Floor 1

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



## Council Tax Details

Band:

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>	(92 plus) <b>A</b>		
(81-91) <b>B</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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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