

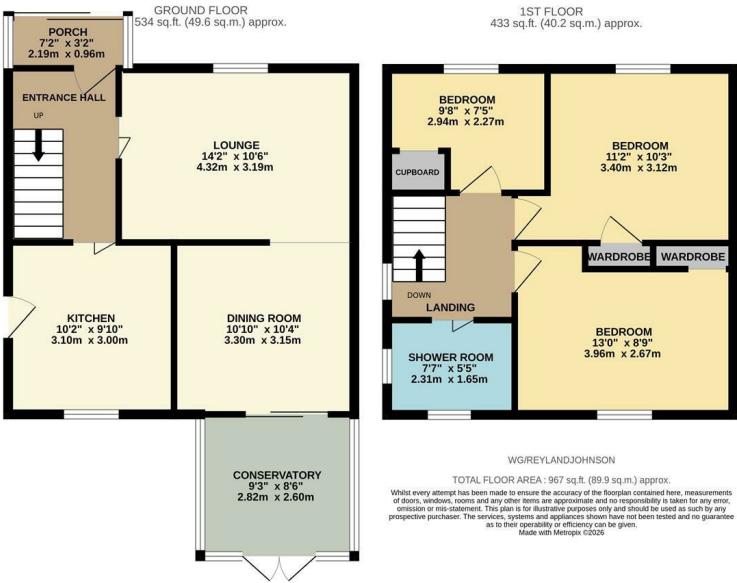


Wooding Grove, Harlow, CM19 4ED
£425,000



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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. This property can be reserved exclusively - fees apply.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			Very environmentally friendly - lower CO ₂ emissions		
(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		

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