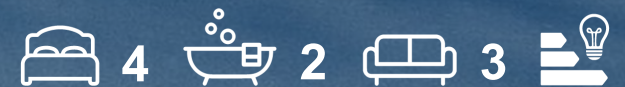




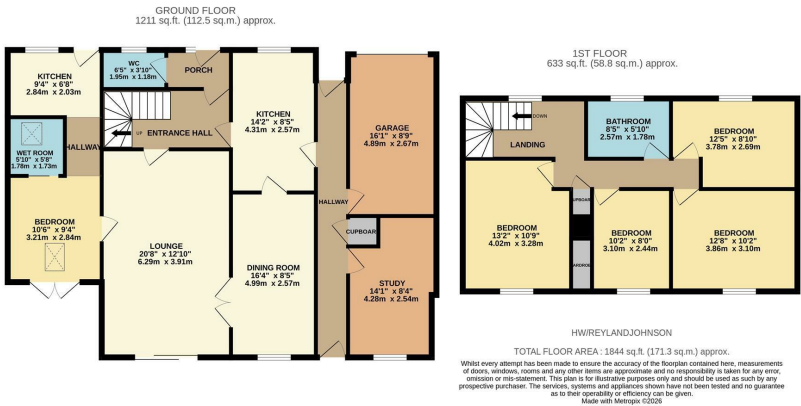
Herons Wood, Harlow, CM20 1RR  
£600,000





# Herons Wood, Harlow, CM20 1RR

Offered with no onward chain is this rarely available, extended four bedroom family home, with a one bedroom annexe, a garage and a large driveway. The property is located in the highly desirable CM20 area, within walking distance of Harlow Town Train Station, Princess Alexandra Hospital and Canons Brook Golf Club. As you enter there is a porch and hallway leading to a large lounge, a dining room, a modern fitted kitchen with a range of wall and base units with integrated appliances, an integral garage, study/office and a cloakroom/WC (needs replacing). Upstairs there are four bedrooms and a family bathroom with a white three piece suite. There is also a one bedroom annexe, with direct access to the front and back, as well as access via the lounge, with a bedroom, stunning wetroom and a modern kitchen. Outside, the rear garden is mainly laid to lawn with a patio area and rear access to a forest area, with a hallway leading to the front large driveway. Herons Wood is a highly desirable area, with local schools, shops and open fields close by.



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) <b>A</b>			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(81-91) <b>B</b>			(92 plus) <b>A</b>		
(69-80) <b>C</b>			(81-91) <b>B</b>		
(55-68) <b>D</b>			(69-80) <b>C</b>		
(39-54) <b>E</b>			(55-68) <b>D</b>		
(21-38) <b>F</b>			(39-54) <b>E</b>		
(1-20) <b>G</b>			(21-38) <b>F</b>		
Not energy efficient - higher running costs			(1-20) <b>G</b>		
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.