



Herons Wood, Harlow, CM20 1RN
Guide Price £600,000

4 2 2 C

A set of icons representing property features: a bed icon for 4 bedrooms, a bathtub icon for 2 bathrooms, a sofa icon for 2 living areas, and a lightbulb icon for central heating (C).

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**** (Guide Price £600,000 - £625,000) ****

An extended four bedroom semi detached house with a large garage and parking for multiple vehicles. The ground floor accommodation comprises an entrance hall leading to a living room, dining room, kitchen with a range of fitted wall & base level units and work-surface areas, utility room and ground floor WC. The first floor offers a master bedroom with dressing room and en-suite shower room, three further bedrooms and a family bathroom with a white three piece-suite. Outside the good size rear garden is mostly laid to lawn with a patio area and side access. Herons Wood is centrally located just a short walk to Harlow town centre, Princess Alexandra Hospital and Harlow Town Train Station offering direct links to London Liverpool Street station.



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 TOTAL FLOOR AREA: 1968 sq.ft. (182.8 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors or omissions. The plan is for illustrative purposes only and should be used as a guide only by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency (as applicable).
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Rating	Current	Potential	Rating	Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(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	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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