



Herons Wood, Harlow, CM20 1RN

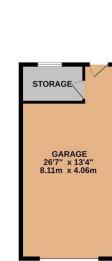
Guide Price £600,000



Herons Wood, Harlow, CM20 1RN

(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.



GROUND FLOOR
1184 sq ft. (111.0 sq m.) approx.



1ST FLOOR
774 sq ft. (71.9 sq m.) approx.



REYLANDJOHNSON/HW
TOTAL FLOOR AREA: 1963 sq ft. (182.8 sq m.) approx.
Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other features are approximate. Prospective purchasers are advised to make their own enquiries to a surveyor or architect 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 surveyor or architect will be responsible for the plan and its accuracy and no guarantee as to their operability or efficiency can be given.
Made with Interio c2009



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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.

T. 01279 216216

E. info@rjestateagents.co.uk

1 Acorn Mews, Harlow, Essex, CM18 6NA www.rjestateagents.co.uk