



Herons Wood | Harlow | CM20 1RW

Asking Price £300,000



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A WELL PRESENTED TWO DOUBLE BEDROOM MID TERRACE HOUSE located close to Harlow Town Train Station and Princess Alexandra Hospital. The ground floor comprises of a large entrance hall, bright and airy lounge with open plan feel to modern fitted kitchen with a range of wall and base units benefitting from breakfast bar providing ample dining space. The first floor offers two generously sized double bedrooms both of which featuring built in wardrobes and a family bathroom suite. The large rear Garden offers the perfect balance between lawn and patio with plenty of entertaining space. Viewings highly recommended.

- Two Double Bedrooms
- Close to Harlow Town Station
- Council Tax Band: C
- Mid Terrace House
- No Onward Chain
- EPC Rating: C

Front

Ample street parking with potential for off street parking. (Subject to the correct permission).





### Entrance Hall

5'11 x 15'09 (1.80m x 4.80m)

Large entrance hall with radiator to wall, two good sized storage cupboard and stairs to first floor. Internal door to lounge/kitchen.

### Lounge/Kitchen

15'01 x 18'10 (4.60m x 5.74m)

Bright and airy lounge with ample entertaining space featuring large UPVC double glazed window overlooking rear Garden, radiator to wall and electric fireplace with surround. Open plan living to kitchen.

Modern fitted kitchen with a range of wall and base units benefitting from breakfast bar with space for seating, integrated oven and hob with extractor fan above, fridge freezer and plumbing for washing machine and dishwasher. Storage cupboard and UPVC double glazed window and door to rear Garden.

### Landing

Impressive landing with UPVC double glazed window allowing ample natural light and internal doors to double bedrooms and family bathroom.

### Bedroom One

12'09 x 9'04 (3.89m x 2.84m)

Large double bedroom with UPVC double glazed window over looking the rear Garden and radiator to wall. Built in wardrobes.

### Bedroom Two

15'01 x 9'0 (4.60m x 2.74m)

Large double bedroom with UPVC double glazed window over looking the rear Garden and radiator to wall. Built in wardrobes.

### Bathroom

Family bathroom suite offering bath with shower, toilet and sink. Radiator to wall and UPVC double glazed window.

### Garden

Impressive rear Garden offering the perfect balance between patio and lawn benefitting from huge privacy, a variety of well established plants/shrubs, two wooden sheds to rear and rear access.

### Local Area

Herons Wood is ideally situated being on the doorstep of Princess Alexandra Hospital (0.5 miles), only a short walk to Harlow Town Train Station (0.7 miles), and Town Centre (0.7 miles). There is also a good choice of schooling surrounding the property.





Floor 0

Floor 1

Approximate total area<sup>1)</sup>  
732.27 ft<sup>2</sup>  
68.03 m<sup>2</sup>

(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.  
Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
 A B C D E F G	88 72	 A B C D E F G	88 72
<small>Not energy efficient - higher running costs</small> England & Wales EU Directive 2002/91/EC		<small>Not environmentally friendly - higher CO<sub>2</sub> emissions</small> England & Wales EU Directive 2002/91/EC	

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