



Hérons Wood | Harlow | CM20 1RP

Asking Price £460,000



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A RARELY AVAILABLE LARGE THREE BEDROOM LINKED DETACHED HOUSE with driveway and garage. The ground floor of the property comprises of a spacious entrance hall, fitted kitchen with breakfast bar, bright and airy lounge and separate dining room and cloakroom. The first floor benefits from two generously sized double bedrooms, a single bedroom and a family bathroom suite. The wonderful rear Garden offers ample entertaining space with the perfect balance between lawn and patio. Viewings recommended to really appreciate this property.

- Three Bedrooms
- Driveway & Garage
- Council Tax Band: E
- Linked Detached
- No Onward Chain
- EPC Rating: E

Front  
Driveway and single garage to front.

Entrance Hall  
Large entrance hall with radiator to wall and stairs to first floor. Internal doors to Lounge, Dining Room, Kitchen and Cloakroom.





### Kitchen

10'10 x 10'10 (3.30m x 3.30m)

Fitted kitchen with a range of wall and base units featuring integral oven and hob with extractor fan above, breakfast bar with space for seating, plumbing for washing machine and space for fridge freezer. Window to front and door to exterior storage and Garden. Radiator to wall.

### Dining Room

9'07 x 8'10 (2.92m x 2.69m)

Bright and airy dining room with radiator to wall and patio doors leading to the Garden.

### Lounge

11'05 x 15'10 (3.48m x 4.83m)

Large lounge with two sets of patio doors leading to the rear Garden allowing ample natural light, radiator to wall and back boiler with surround.

### Cloakroom

Large ground floor cloakroom with white toilet and sink. Window.

### Landing

Spacious landing with internal doors to bedrooms and family bathroom. Loft hatch and window. Storage cupboard.

### Bedroom One

11'01 x 13'11 (3.38m x 4.24m)

Impressive master bedroom with large fitted wardrobes, window and radiator to wall.

### Bedroom Two

11'09 x 9'07 (3.58m x 2.92m)

Double bedroom with ample space for wardrobes benefitting from window and radiator to wall.





### Bedroom Three

6'09 x 10'03 (2.06m x 3.12m)

Generously sized single bedroom with storage cupboard, window and radiator to wall.

### Bathroom

6'08 x 5'11 (2.03m x 1.80m)

Large family bathroom suite with corner bath, white toilet and sink. Window and radiator to wall.

### Garden

Lovely and private rear Garden offering ample entertaining space with patio and lawn. Further benefits include large exterior storage (brick built) and access to front.

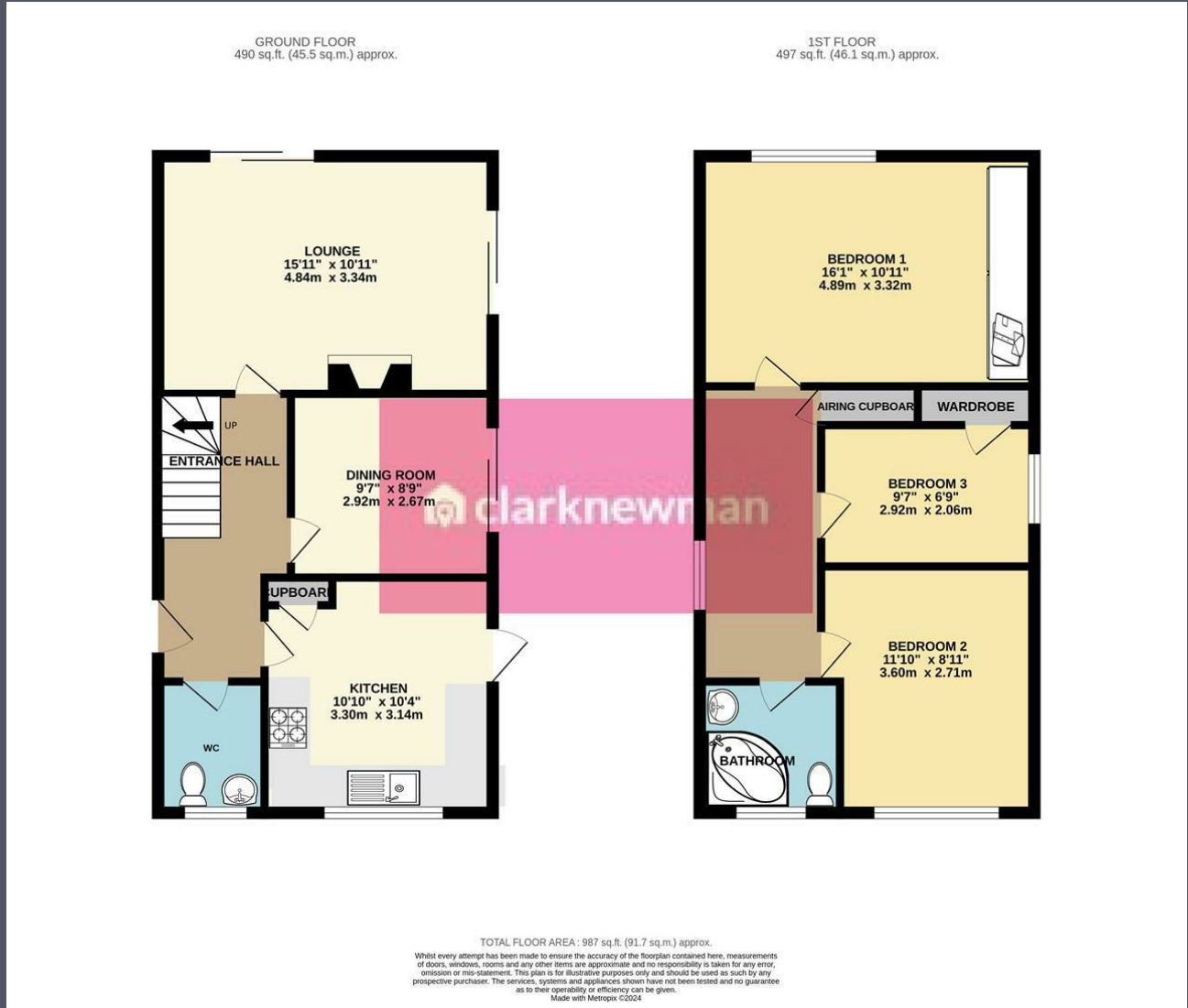
### Local Area

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.

### Probate

This property is being sold subject to Probate.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			77
(69-80) C			
(55-68) D		47	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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