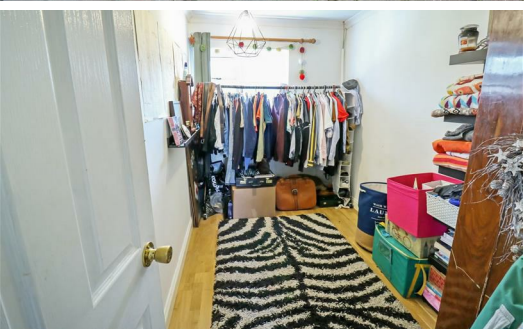




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FORTUNE & COATES

The People's Estate Agent



26 Wooding Grove, Harlow, CM19 4ED

Guide price £315,000

Guide Price £315,000 - £325,000

Located in the desirable road of Wooding Grove is this well presented three bedroom semi-detached family home. To the ground floor you have a spacious lounge, kitchen and a handy utility room with door to side. To the first floor you have three well proportioned bedrooms and a separate bathroom W/C. The home is close to the town centre, hospital and train station so will be perfect for anyone looking to be close to local amenities.

Entrance Hallway:

Lounge: 9'9 x 20'5 (2.97m x 6.22m)

Kitchen: 11'13 x 10'5 (3.35m x 3.18m)

Utility Room 9'6 x 7'2 (2.90m x 2.18m)

Landing 10'3 x 9'4 (3.12m x 2.84m)

Master Bedroom 10'3 x 11'5 (3.12m x 3.48m)

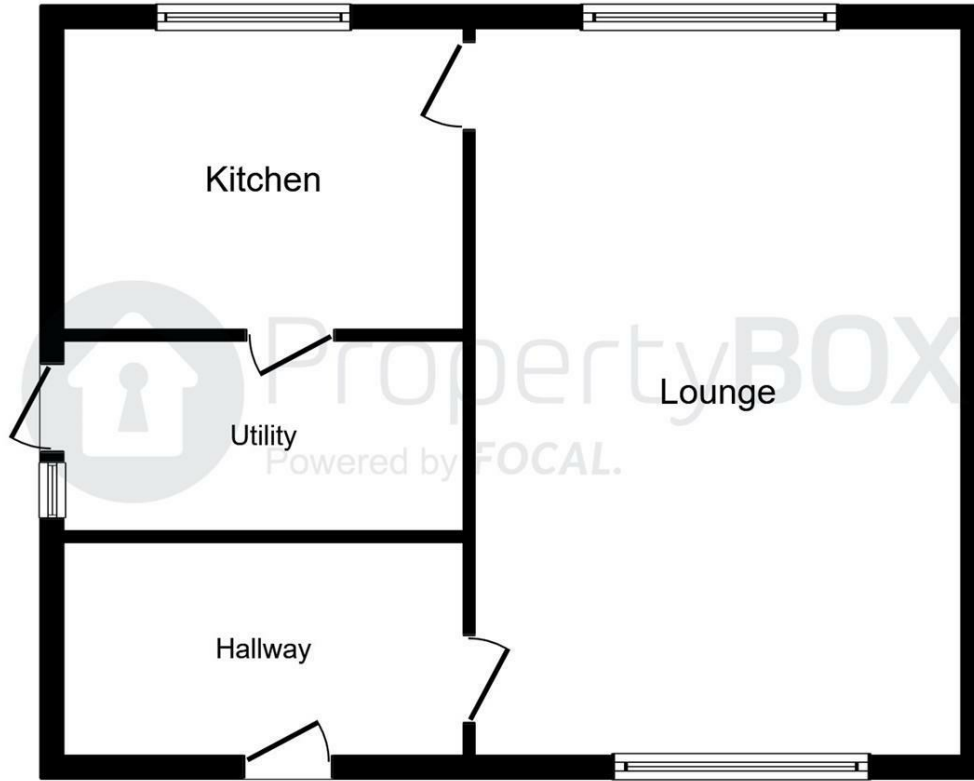
Bedroom 2 9 x 13'3 (2.74m x 4.04m)

Bedroom 3: 6'6 x 10'9 (1.98m x 3.28m)

bathroom 4'7 x 6'2 (1.40m x 1.88m)

Garden

Floor Plan



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	

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