

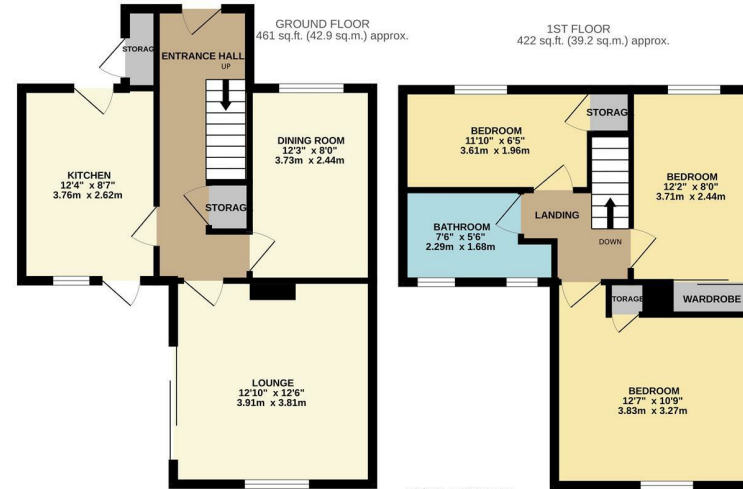


Woodcroft, Harlow, CM18 6YE
Guide Price £350,000

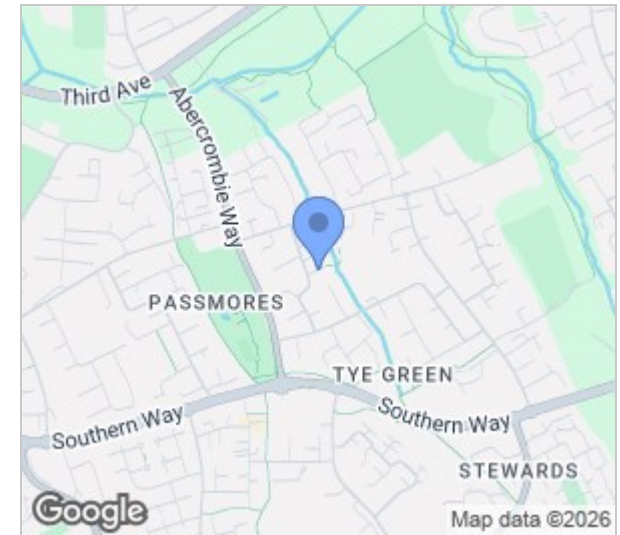
3 1 2 D

Woodcroft, Harlow, CM18 6YE

Located in a quiet cul-de-sac is this well presented three bedroom family home with a driveway to the rear and two reception rooms. as you enter there is a hallway leading to a large lounge, a modern fitted kitchen with a range of wall and base units and a dining room, whilst on the first floor are three bedrooms, two of which have fitted wardrobes and a family bathroom with a white three piece suite. Outside, the rear garden is mainly laid to lawn with a patio area, with the driveway behind the garden. Woodcroft is located close to Staple Tye Shopping Centre, with local schools, doctors and open fields within walking distance.



WCIREYLANDJOHNSON
 TOTAL FLOOR AREA: 884 sq.ft. (82.1 sq.m.) approx.
 Whilst 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 omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with floorplan ©2025



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	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

Current Energy Rating: **65** (D)
 Potential Energy Rating: **77** (C)

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.