



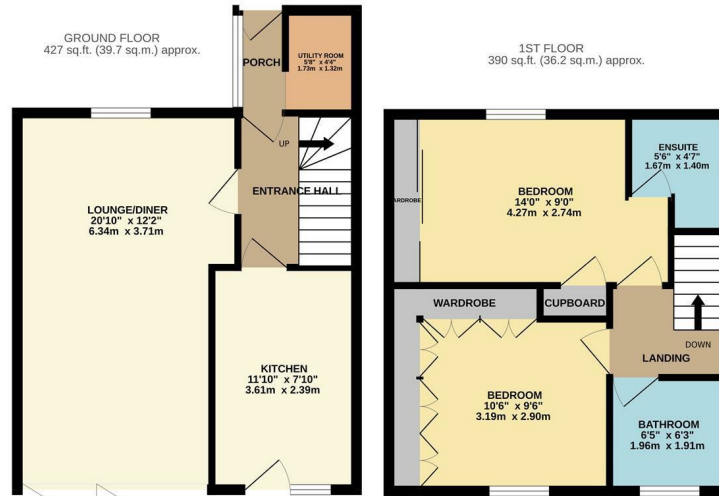
Fold Croft, Harlow, CM20 1SE
Guide Price £325,000

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Fold Croft, Harlow, CM20 1SE

Guide Price £325,000 to £350,000

Located in a quiet cul-de-sac with views over the allotments and part of the golf course is this beautifully presented, two double bedroom home with a driveway for two cars and an en-suite to the master. On the ground floor there is a porch and hallway leading to a stunning lounge/diner with a fire place and bi-fold doors, a modern kitchen with a range of fitted wall and base units and a utility room, whilst upstairs there are two double bedrooms with fitted wardrobes, with an en-suite to the master, plus a stunning family bathroom with a white three piece suite. Outside, the west facing rear garden is staggered, with a beautiful decked balcony leading down to the main garden, with a large workshop and rear access, with the driveway to the front. Fold Croft is ideally located within walking distance of Princess Alexandra Hospital, Harlow Town Centre and the Train Station, as well as local schools, shops and open fields.



FC/REYLANDJOHNSON
 TOTAL FLOOR AREA: 817 sq.ft. (75.9 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 error, 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.
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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

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