



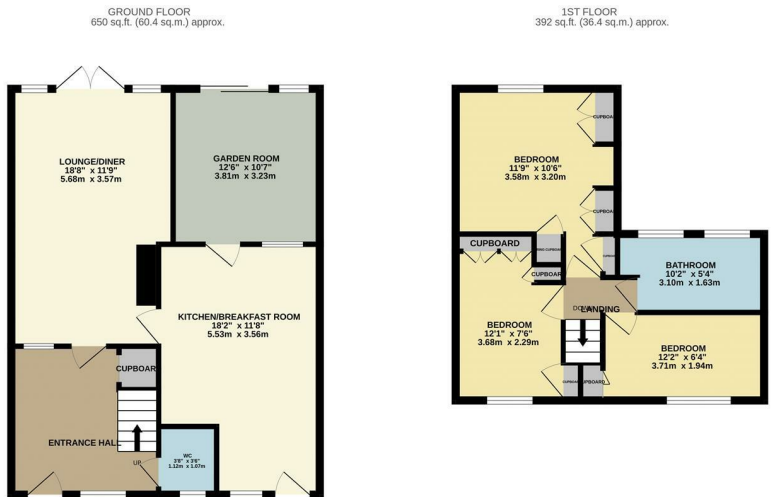
Woodcroft, Harlow, CM18 6XY
Guide Price £325,000



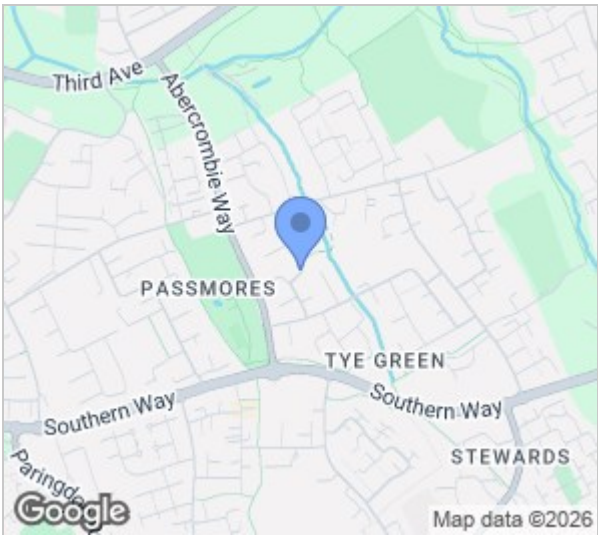
Woodcroft, Harlow, CM18 6XY

(Guide Price £325,000 - £350,000)

Offered for sale with no onward chain is this extended three-bedroom end-of-terrace family home, situated in the popular Woodcroft area. The accommodation comprises an entrance hall with a ground floor WC, leading through to a spacious lounge/diner, a kitchen/breakfast room fitted with a range of wall and base level units, and a garden room overlooking the rear garden. To the first floor are three bedrooms and a family bathroom fitted with a three-piece suite. Externally, the property benefits from a westerly-facing rear garden, predominantly laid to lawn with a patio area, ideal for outdoor entertaining. Woodcroft is a popular residential area conveniently located close to Staple Tye, which offers a range of local shops, amenities and schools. Chain Free.



REYLANDJOHNSONW/C
TOTAL FLOOR AREA: 1042 sq.ft. (96.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 Metropix C5026



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			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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