



FORTUNE & COATES

The People's Estate Agent



46 Woodcroft, Harlow, CM18 6XY

Offers in excess of £325,000

Fortune and Coates are pleased to welcome to the market this three bedroom mid-terrace family home situated in the popular area of Woodcroft, Harlow.

As you enter, you are greeted by a welcoming hallway that leads to a cosy living room, complete with a featured fireplace that adds character and warmth. The living room also boasts patio doors that open directly into the rear garden, creating a seamless connection between indoor and outdoor living.

The kitchen is well-equipped with a range of wall and base units, featuring an integrated oven and space for a fridge, along with plumbing for a washing machine. This functional space is designed for convenience, with additional patio doors that also lead to the garden.

Living room 11'10" x 25'5" (3.63 x 7.76)

Kicthen 11'8" x 12'0" (3.58 x 3.67)

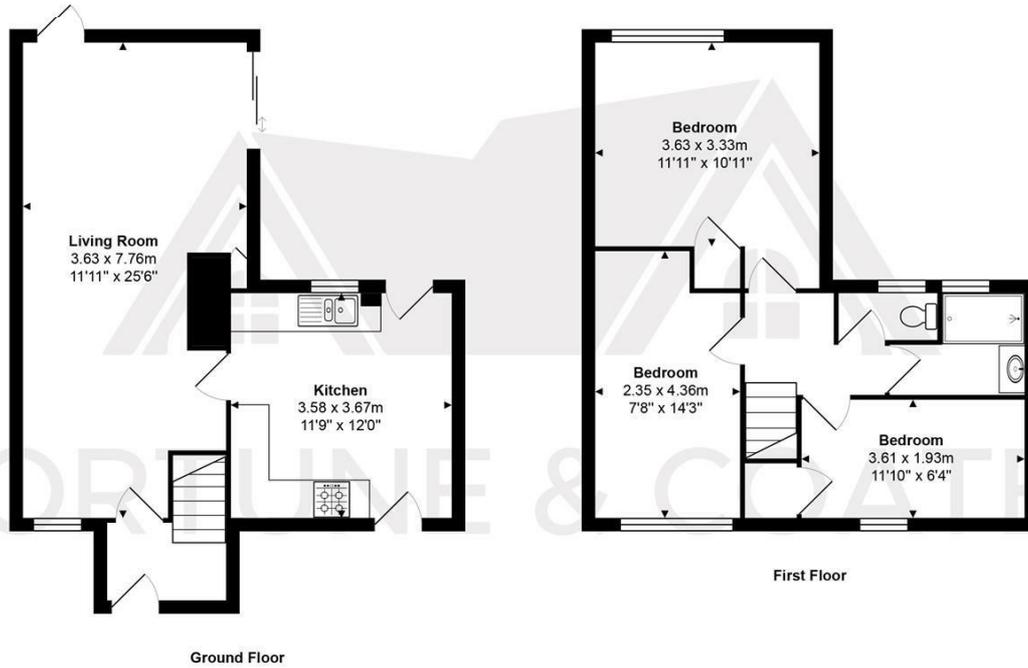
Bedroom 11'10" x 10'11" (3.63 x 3.33)

Bedroom 7'8" x 14'3" (2.35 x 4.36)

Bedroom 11'10" x 6'3" (3.61 x 1.93)

AGENT NOTE: The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where t h e p r o p e r t y h a s b e e n extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

Floor Plan

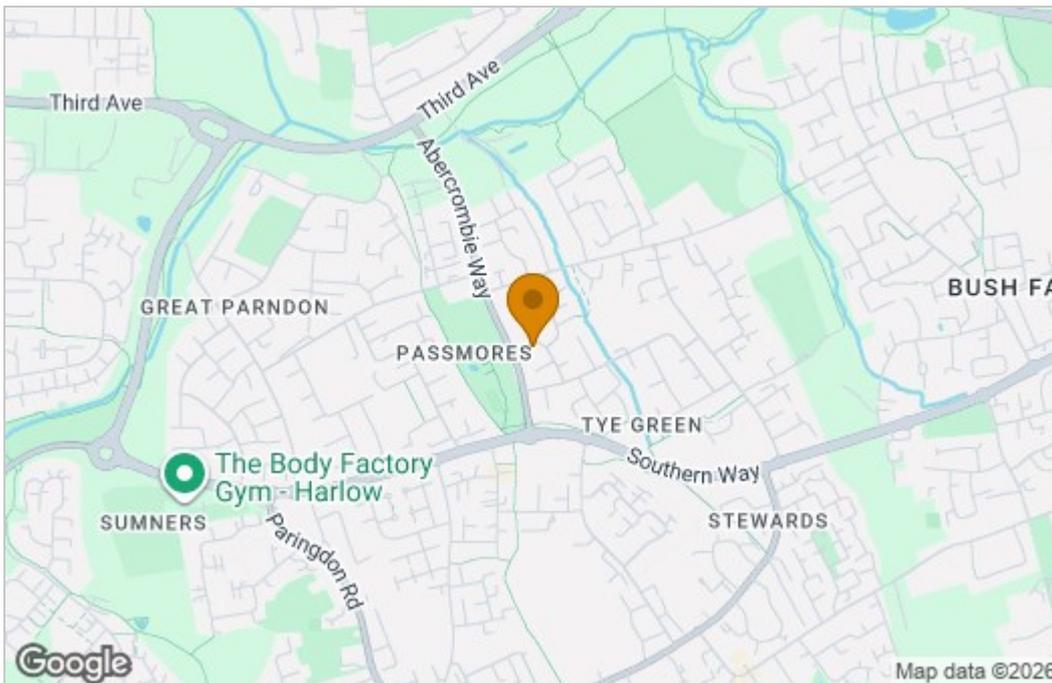


Total Area: approx. 83.3 m² ... 897 ft²

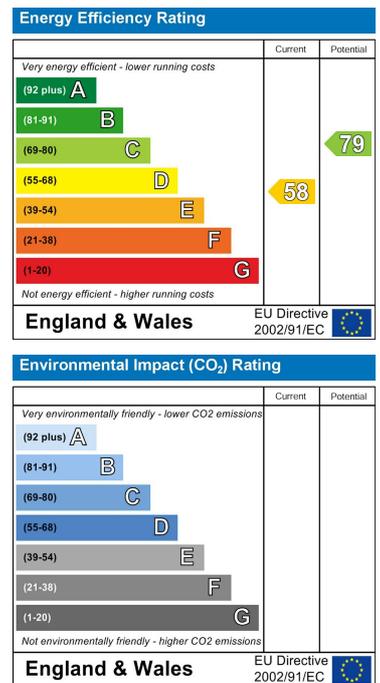
THE FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT TO SCALE. Measurements and features are approximate and may differ from the actual property. Verify all details independently; no liability is accepted for errors or omissions.

Property marketing provided by www.fotomarketing.co.uk

Area Map



Energy Efficiency Graph



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.