



**FORTUNE & COATES**

The People's Estate Agent

<https://www.fortuneandcoates.co.uk>



**32 Woodcroft, Harlow, CM18 6XY**

**Guide price £160,000**

Guide Price- £160,000-£170,000.

Fortune and Coates are pleased to welcome to the market this one bedroom, chain free flat situated in the popular area of Woodcroft, Harlow.

As you step through the inviting entrance hallway, you will find easy access to all rooms, along with added storage for your convenience.

The living room is a generous and spacious area, perfect for both relaxation and entertaining, seamlessly connecting to the kitchen. The kitchen is well-equipped with a combination of wall and base units, providing ample cupboard space. There is also sufficient room for a cooker and fridge and plumbing available for a washing machine. Additionally, the kitchen offers plenty of room for a dining table, ideal for entertaining family and friends.

Living room 15'9" x 10'8" (4.82 x 3.27)

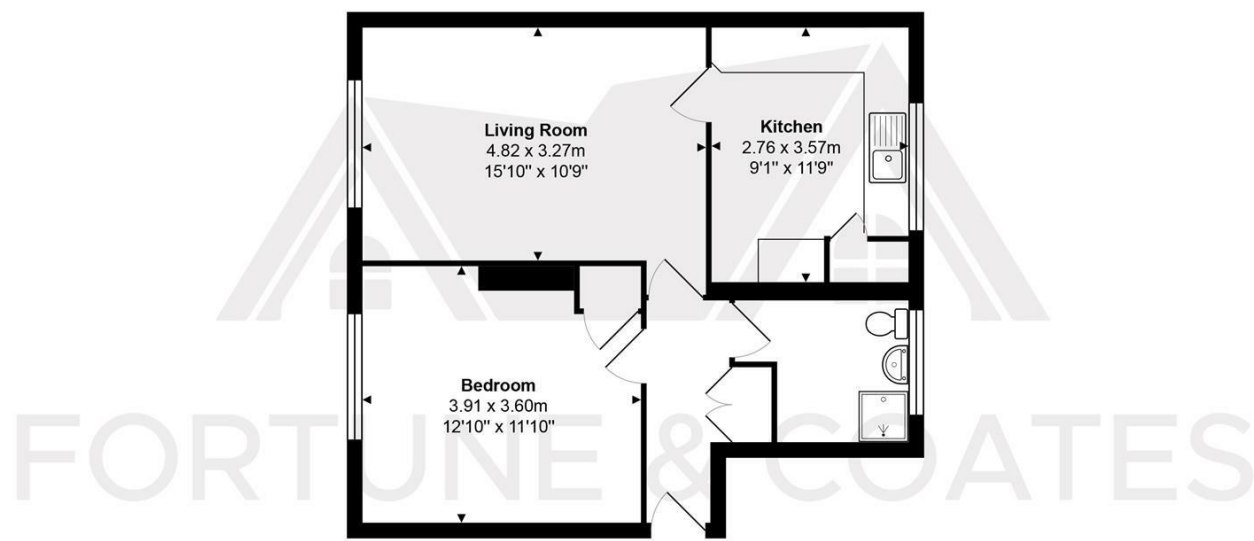
Kitchen 9'0" x 11'8" (2.76 x 3.57)

Bedroom 12'9" x 11'9" (3.91 x 3.60)

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 the property has been 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.



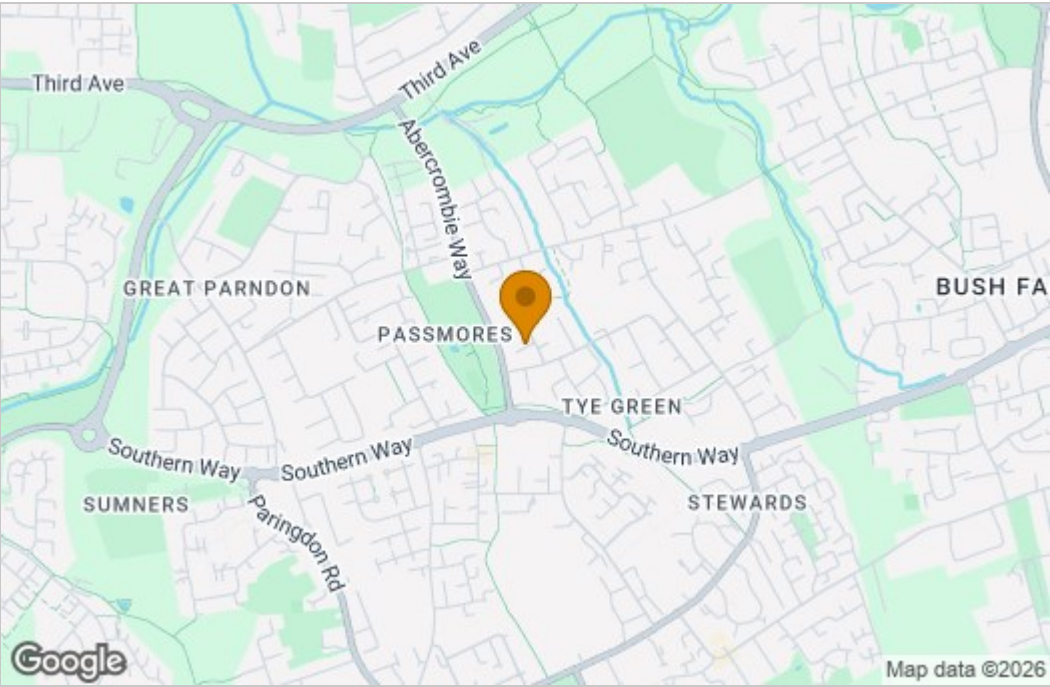
Floor Plan



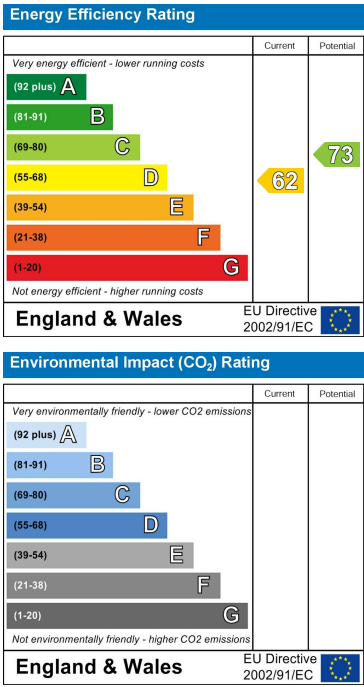
Total Area: approx. 49.3 m² ... 531 ft²

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.  
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Area Map



Energy Efficiency Graph



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