



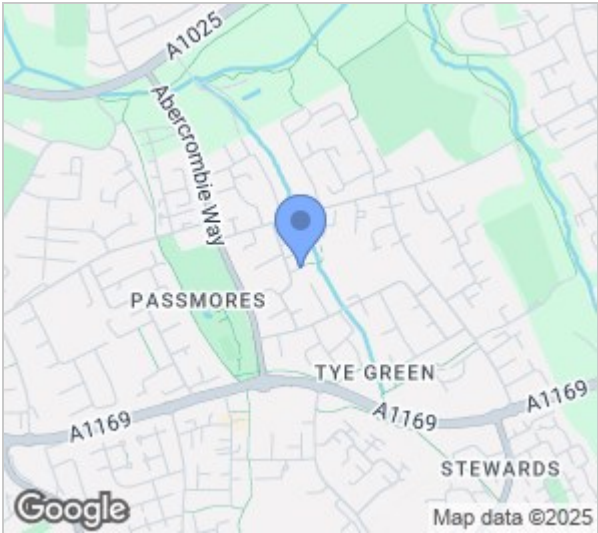
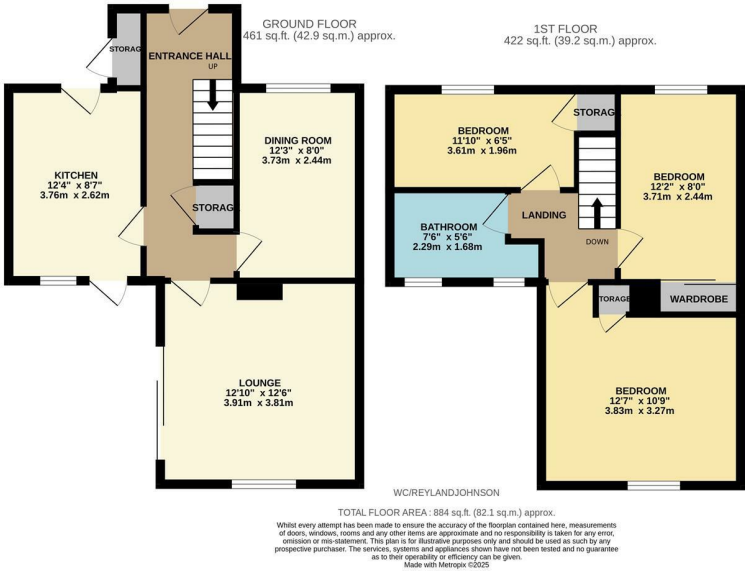
Woodcroft, Harlow, CM18 6YE
Guide Price £350,000



Woodcroft, Harlow, CM18 6YE

Guide Price £350,000 to £375,000

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.



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	

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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