



**Woodcroft, Harlow CM18 6YB**



**welcome to**

## **Woodcroft, Harlow**

Early viewings are recommended on this extensive four/five bedroom terraced family home in the ever-popular Woodcroft. Situated on a large corner plot and offering potential to extend (stpp) the location offers direct access to Staple Tye shopping centre.



## - Accommodation Overview –

### Cloakroom

Window to front aspect, wash hand basin and wc.

### Lounge

18' x 12' ( 5.49m x 3.66m )

Window to rear aspect, feature fireplace, radiator and double doors to the garden.

### Dining Room

10' 1" x 9' 3" ( 3.07m x 2.82m )

Wooden floor and door to Utility Room.

### Kitchen

19' x 11' 1" ( 5.79m x 3.38m )

Window to rear aspect, double doors to the garden, fitted wall and base units with work surfaces over, brick built log burner, 5 ring gas hob, electric oven, integrated fridge, space for dish washer, breakfast island on wheels and wooden floor.

### Utility Room

9' x 3' 10" ( 2.74m x 1.17m )

Work tops, storage cupboard and plumbing for washing machine.

### Bedroom 1

13' 1" max x 12' ( 3.99m max x 3.66m )

Window to rear aspect, built in wardrobes, radiator and carpet.

### Bedroom 2

12' x 9' ( 3.66m x 2.74m )

Window to rear aspect, radiator and carpet.

### Bedroom 3

12' x 10' ( 3.66m x 3.05m )

Window to rear aspect, loft access, radiator and carpet.

### Bedroom 4

9' x 7' 1" ( 2.74m x 2.16m )

Window to front aspect, built in wardrobes, wooden floor and radiator.

### Bathroom

Irregular Shaped Room x ( x )

Bath with mixer tap, wash hand basin, wc and partially tiled.

### Bedroom 5 - Ground Floor

8' 5" x 7' 1" ( 2.57m x 2.16m )

Window to side aspect, door to the garden, radiator and carpet. Has hot and cold feed.

## - Exterior –

### Rear Garden

Wrap around garden with wooden built bar, brick built shed, astro turf lawn, Summer house and hot tub,



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## welcome to Woodcroft, Harlow

- Four/five bedrooms
- Well presented throughout
- Kitchen/diner
- Downstairs wc
- Access to Staple Tye shopping centre

Tenure: Freehold EPC Rating: C

offers over  
**£425,000**



Total floor area 135.1 m<sup>2</sup> (1,454 sq.ft.) approx.  
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor area (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.localagent.com



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