

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' $(5.49m \times 3.66m)$ 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' ($3.66m \times 3.05m$) 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^{\prime} 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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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

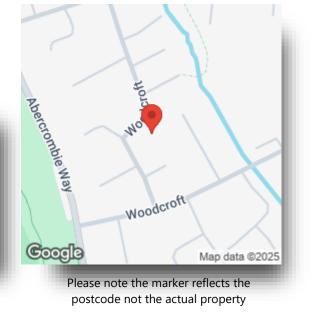


Total floor area 135.1 m⁴ (1.454 sq. ft), approx This floor sime to fieldwrite properson by It is not down to scale. Any measurements, floor areas (including any Islal floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any puppes and they do not fitting any agreemant. No liability is taken for any error, omission or misatatement. A party mut net vigu on fits on misatatement. A party









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Property Ref: HLO104741 - 0004 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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