

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

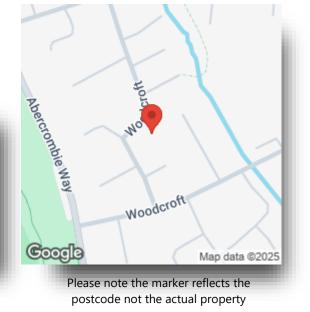


Total floor area 135.1 m<sup>4</sup> (1.454 sq. ft), approx This floor sime to fieldwrite properson by It is not down to scale. Any measurements, floor areas (including any Islal floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any puppes 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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#### William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

# william h brown



01279 433469



harlow@williamhbrown.co.uk

15 Broad Walk, HARLOW, Essex, CM20 1HX



#### williamhbrown.co.uk