



FORTUNE & COATES

The People's Estate Agent



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96 Woodcroft, Harlow, CM18 6YA

Guide price £300,000

****Guide Price £300,000 - £325,000**** Fortune and Coates are pleased to offer to the market this rarely available two bedroom mid terraced family home located in the popular location of Woodcroft, Harlow.

The home is well maintained throughout and comprises an inviting entrance hallway with storage leading to the spacious and bright lounge/diner with feature fireplace and french doors that lead out to the rear garden. The modern kitchen offers a variety of wall and base units and some integrated appliances and plenty of cupboard space.

Upstairs features two well proportioned bedrooms with the primary having built in wardrobes and a family bathroom.

Outside, the rear garden is larger than average and offers a well kept lawned area, two decked areas and a brick built shed as well as plenty of space for entertaining. Woodcroft, Harlow is close to local junior and senior schools, local shops and amenities, Harlow town centre with leisure facilities and supermarkets, Harlow Town train station with direct links to London and within easy reach of the M11.

This would make a wonderful family home and suggest an early viewing.

Living Room 12'1" x 19'7" (3.69 x 5.97)

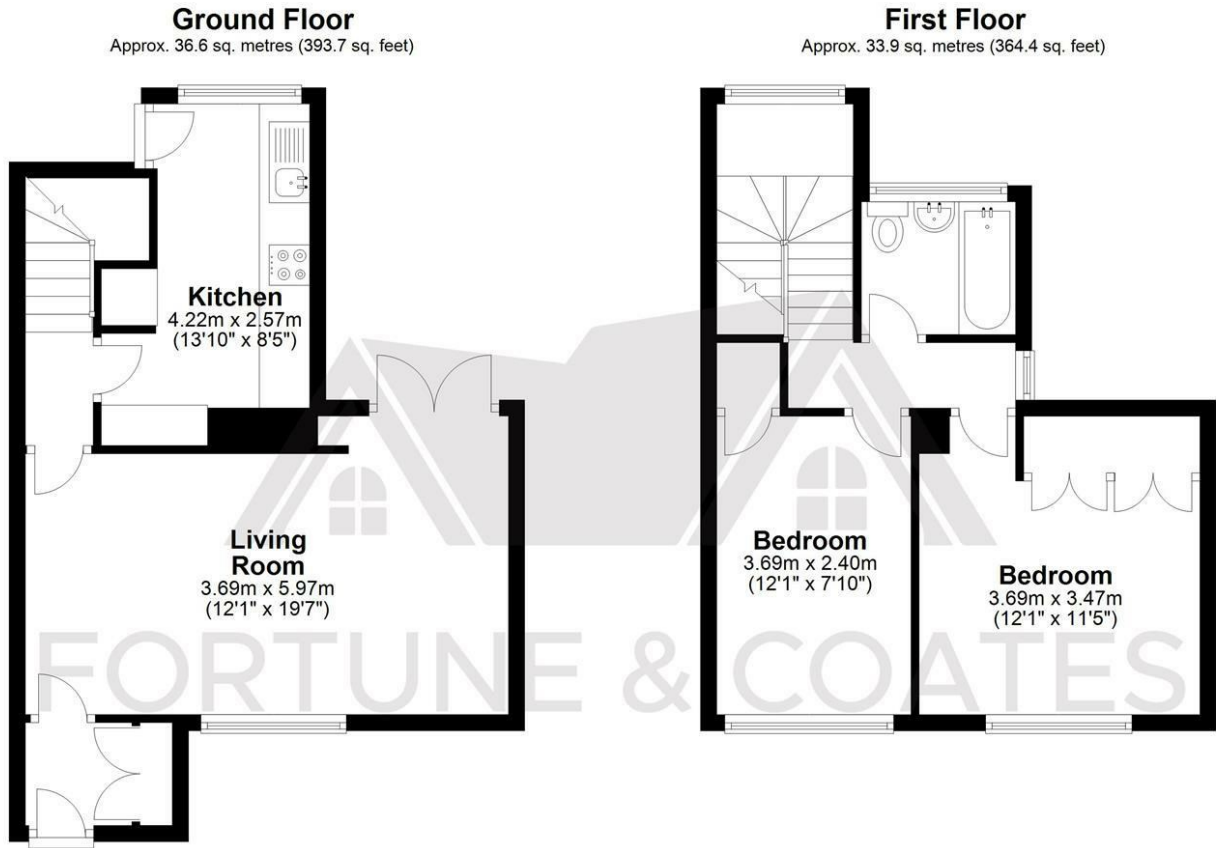
Kitchen 13'10" x 8'5" (4.22 x 2.57)

Bedroom 12'1" x 11'4" (3.69 x 3.47)

Bedroom 12'1" x 7'10" (3.69 x 2.4)

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

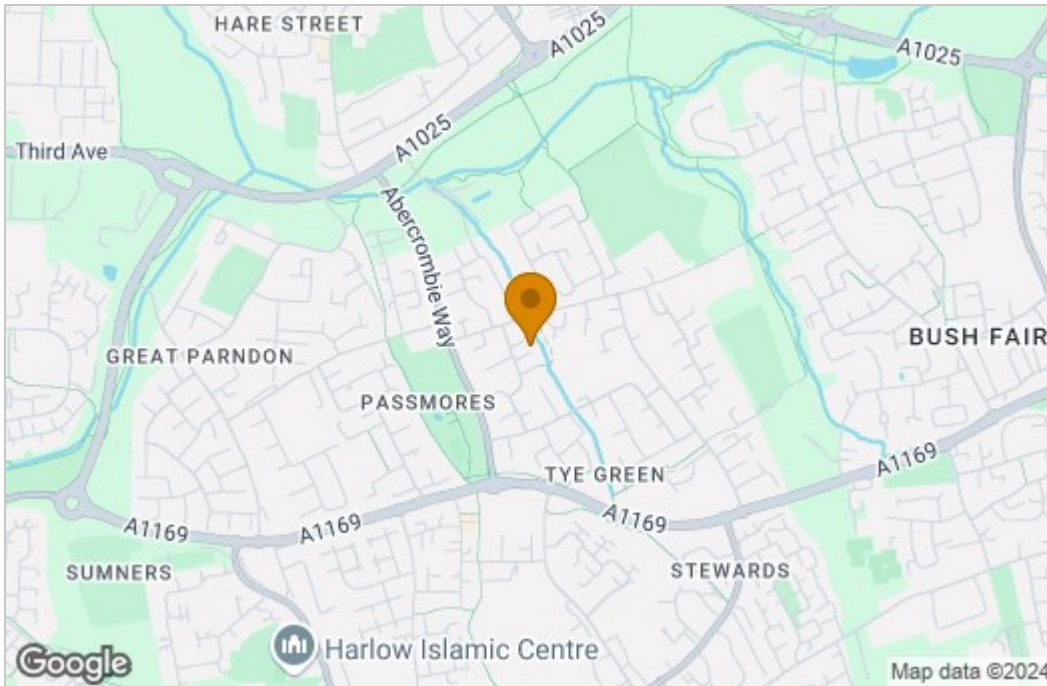


Total area: approx. 70.4 sq. metres (758.1 sq. feet)

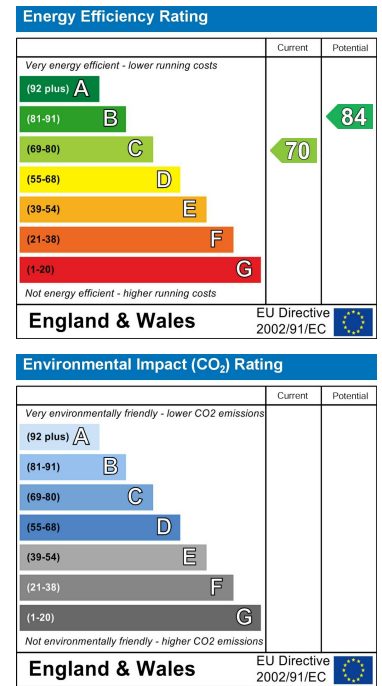
THE FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT TO SCALE. Measurements and features are approximate and may differ from the actual property. Verify all details independently; no liability is accepted for errors or omissions.

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Area Map



Energy Efficiency Graph



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