



Woodcroft, CM18 6YB
Harlow





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GROUP

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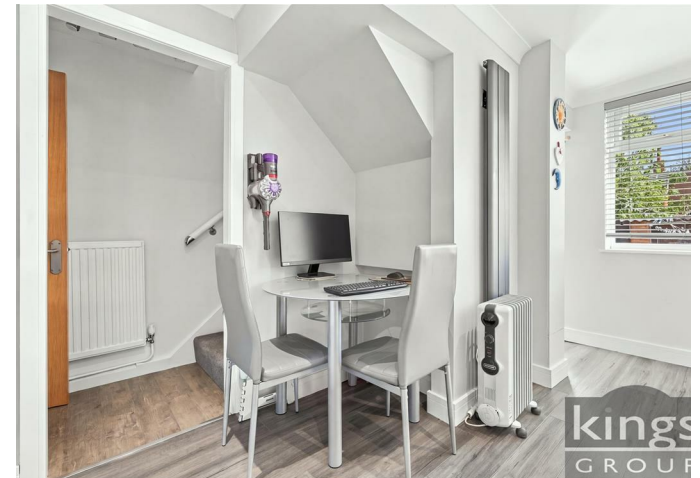
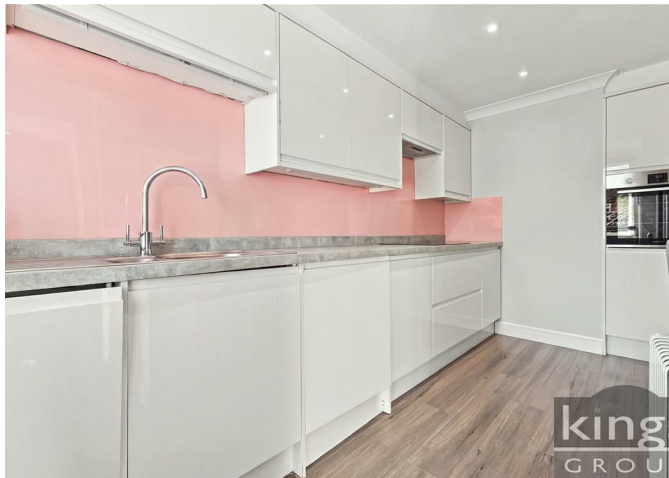
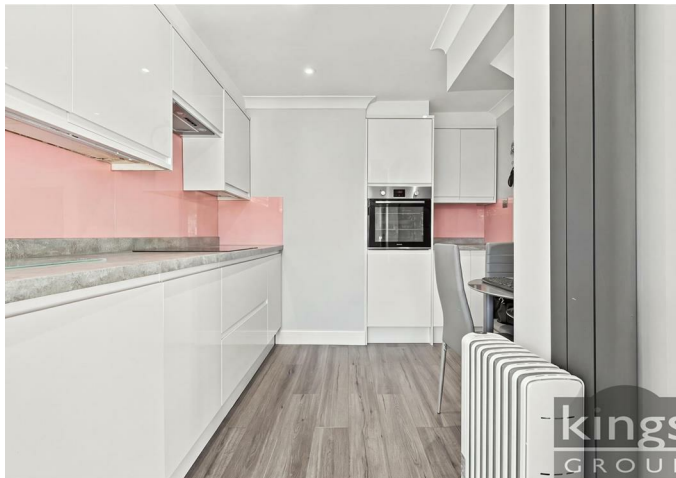
** KINGS GROUP ARE DELIGHTED TO OFFER THIS BEAUTIFULLY PRESENTED, SPACIOUS, TWO BEDROOM MID-TERRACE HOUSE FOR SALE, IN WOODCROFT, HARLOW **

Welcome to this charming two-bedroom mid-terrace house located in the desirable area of Woodcroft, Harlow. This property boasts a spacious entrance porch that sets the tone for the modern finish found throughout the home. With a spacious kitchen/diner and living room, there is ample space for both relaxation and entertaining. The two bedrooms provide comfortable living quarters, perfect for families or those seeking extra space for guests. The bathroom is conveniently located, ensuring ease of access for all residents. One of the standout features of this property is the rear garden, which not only offers a lovely outdoor space for leisure and gardening but also includes rear access to ample street parking.

Situated close to local shops and amenities, this home is perfect for those who appreciate convenience. Additionally, it is within proximity to highly regarded schools, making it an excellent choice for families looking to settle in a community-focused area. In summary, this mid-terrace house in Woodcroft presents a wonderful opportunity for anyone seeking a modern, spacious home in a vibrant neighbourhood. With its appealing features and prime location, it is sure to attract interest from a variety of buyers. Don't miss the chance to make this delightful property your new home.

To avoid disappointment please call us now on 01279 410 084 to arrange your viewing.

Offers In Excess Of £325,000



- **TWO BEDROOM MID-TERRACED HOUSE**
- **NEW COMBINATION BOILER**
- **MODERN FAMILY BATHROOM**
- **REAR GARDEN WITH REAR ACCESS**
- **CLOSE TO LOCAL SHOPS AND AMENITIES**

Property Information

Tenure - Freehold

Construction Type - Brick built - Standard construction

Flood Risk - River and Seas - Very Low - Surface Water -

Very Low

Council Tax Band - C

EPC Rating - TBC

Entrance Porch 4'61 x 5'80 (1.22m x 1.52m)

Laminate flooring, single radiator, door leading to living room

Lounge 10'58 x 19'79 (3.05m x 5.79m)

Double glazed window to front aspect, double glazed French doors to rear aspect leading to rear garden, laminate flooring, double radiator, coved ceiling, log burner, TV aerial point, phone point, power points

Kitchen 12'44 x 9'11 (3.66m x 3.02m)

Double glazed window to rear aspect, double glazed door to rear aspect leading to rear garden, laminate flooring, double radiator, a range of base and wall units with flat top granite effect work surfaces, tiled splashbacks, sink with single drainer unit, integrated induction hob, integrated electric oven, integrated dish washer, space for fridge/freezer, power points, space was tumble dryer, plumbing for washing machine, spotlights, 5 month old combination boiler

First Floor Landing

Double glazed window to side aspect, carpeted

Master Bedroom 12'45 x 11'48 (3.66m x 3.35m)

Double glazed window to front aspect, carpeted, double radiator, coved ceiling, built in wardrobes and storage cupboard, power points

- **IMMACULATELY PRESENTED THROUGHOUT**
- **MODERN KITCHEN WITH INTEGRATED APPLIANCES**
- **TWO DOUBLE BEDROOMS**
- **AMPLE STREET PARKING TO FRONT AND REAR**
- **EASY ACCESS TO A414 & M11**

Bedroom Two 12'44 x 8'02 (3.66m x 2.49m)

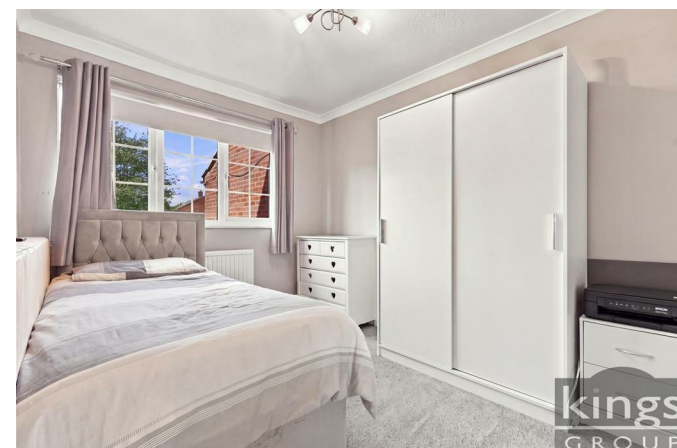
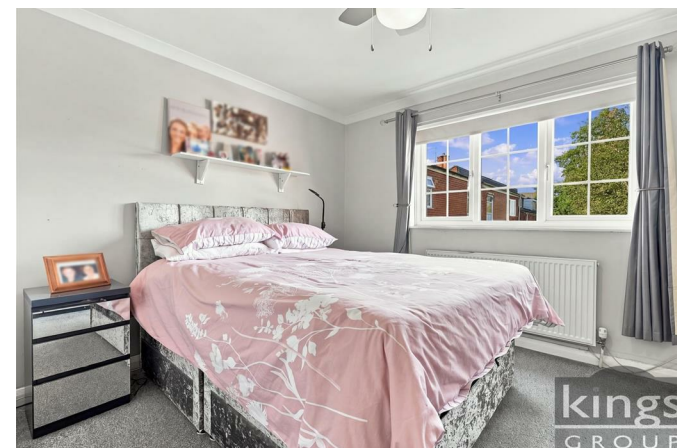
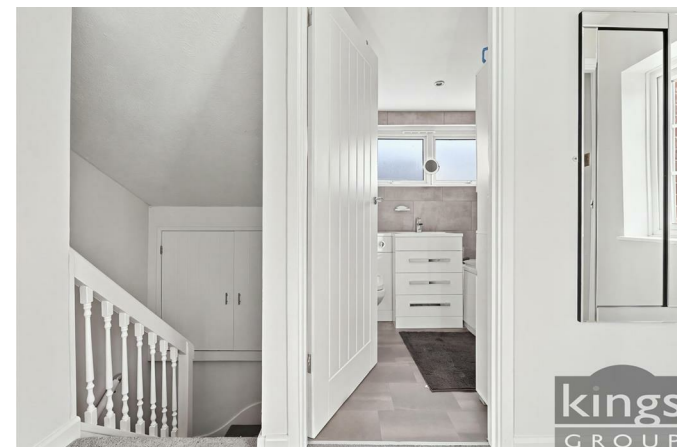
Double glazed window to front aspect, carpeted, double radiator, coved ceiling, built in storage cupboard, power points

Family Bathroom 5'90 x 6'21 (1.52m x 1.83m)

Double glazed opaque window to rear aspect, vinyl flooring, tiled walls, spotlights, heated towel rail, panel enclosed bath with thermostatically controlled shower over bath, low level flush W.C. wash basin with mixer tap and vanity under unit, extractor fan

External

Rear garden, ample street parking to front and rear







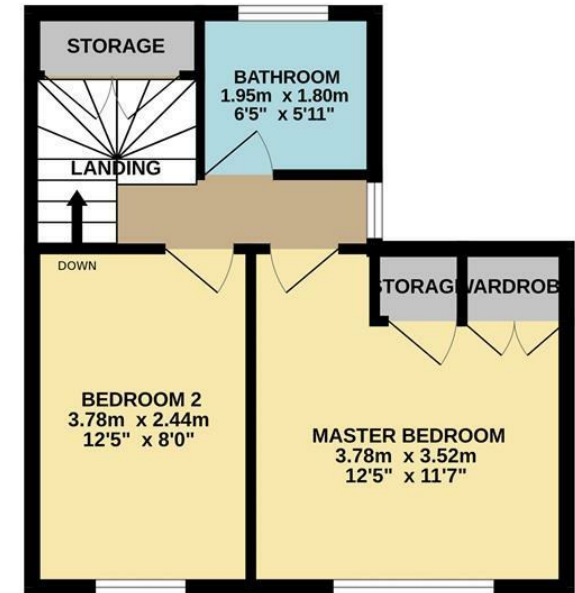
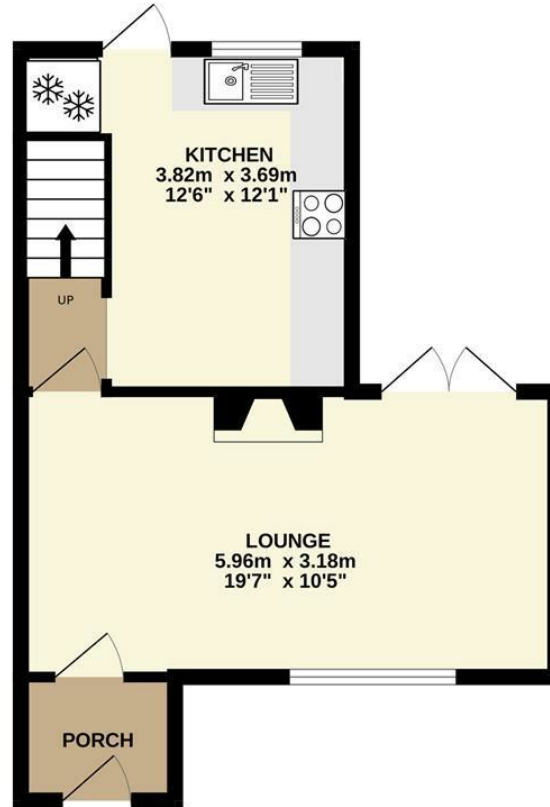
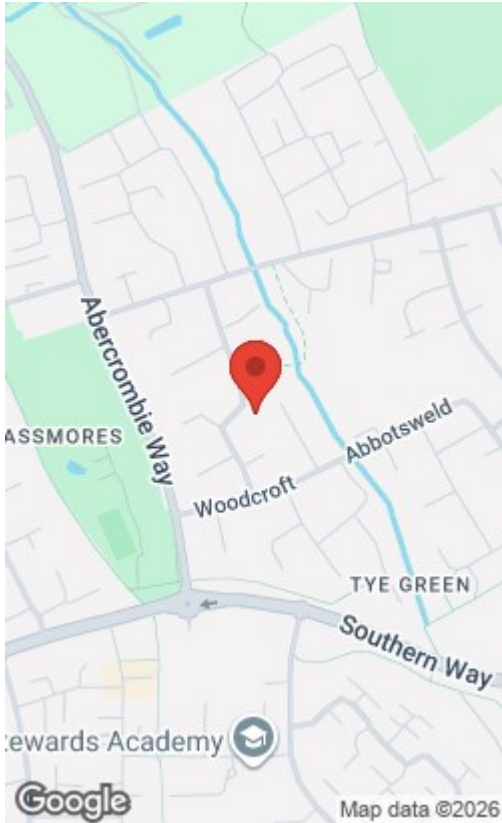


Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	

GROUND FLOOR
34.9 sq.m. (375 sq.ft.) approx.

1ST FLOOR
32.6 sq.m. (351 sq.ft.) approx.



TOTAL FLOOR AREA : 67.5 sq.m. (726 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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