



Fold Croft, Harlow, CM20 1SJ
Guide Price £300,000

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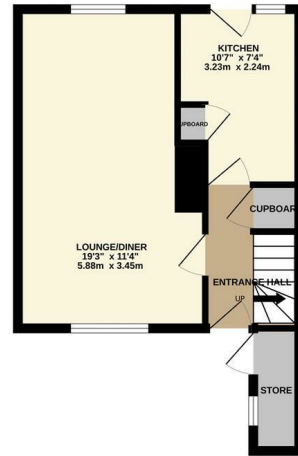
Fold Croft, Harlow, CM20 1SJ

**** (Guide Price £300,000 - £315,000) ****

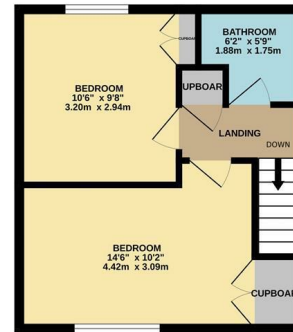
Located in the popular CM20 part of town and just a short walk to Harlow town centre and Princess Alexandra Hospital is this two double bedroom terraced house offering great potential to extend to the front and rear (Subject To Planning Permission). The property is a blank canvas giving a buyer a chance to put their own stamp on decoration and comprises an entrance hall leading to a lounge/diner, kitchen with a range of fitted wall & base level units with work-surface areas, landing, two double bedrooms with built in cupboards and a family bathroom with a white three piece-suite. Outside the rear garden is laid to lawn with a patio area, other benefits include a large storage shed to the front. Fold Croft is a popular area located just a short walk from Harlow Town Centre and Princess Alexandra Hospital and Harlow Town train station is about 1 mile away offering direct links to London, Cambridge and Stansted Airport. Chain Free.



GROUND FLOOR
341 sq.ft. (31.7 sq.m.) approx.



1ST FLOOR
327 sq.ft. (30.4 sq.m.) approx.



REYLANDJOHNSON/FC

TOTAL FLOOR AREA - 669 sq.ft. (62.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance 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 is given for their operability or efficiency can be given.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(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			87
(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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

T. 01279 216216 E. info@rjestateagents.co.uk

1 Acorn Mews, Harlow, Essex, CM18 6NA www.rjestateagents.co.uk