



Woodcroft, HARLOW CM18 6XY

Not for marketing purposes INTERNAL USE ONLY

welcome to

Woodcroft, HARLOW

This well-proportioned three-bedroom mid-terrace house offers an excellent opportunity for families or first-time buyers looking for a spacious home in a convenient residential location in Woodcroft, Harlow.



- Accommodation Overview –

Entrance Hall

Laminate flooring, storage cupboard, radiator and stairs to 1st floor.

Lounge

Double glazed door to the garden and double glazed window to the rear aspect.
Laminate flooring and radiator.

Kitchen

Double glazed window to front and rear aspects and double glazed door to the rear.
Fitted wall and base units with work surfaces over, stainless steel sink with drainer unit and mixer tap, electric oven, 4 ring gas hob, extractor hood, plumbing for washing machine spotlights, laminate floor, radiator and tiled splash back.

Landing

Fitted carpet and access to the loft.

Bedroom 1

Double glazed window to rear aspect, fitted carpet, storage cupboard and radiator.

Bedroom 2

Double glazed window to front aspect, fitted carpet, built in wardrobe and radiator.

Bedroom 3

Double glazed window to front aspect, laminate flooring and radiator.

Wet room

Double glazed window to rear aspect, pedestal wash basin, electric shower unit and radiator.

Separate Wc

Double glazed window to rear aspect, wc, radiator and vinyl flooring.

- Exterior -

Rear Garden

Mainly laid to lawn with rear access, enclosed timber decked patio, paved patio area, shrub borders, brick built shed, outside tap and light.



check out more properties at williamhbrown.co.uk

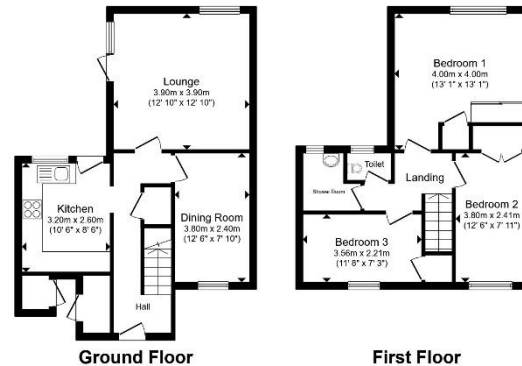


welcome to

Woodcroft, HARLOW

- Three bedrooms
- Modern fitted kitchen
- Lounge & dining room
- Access to Staple Tye shopping centre
- Ideal first time buy

Tenure: Freehold EPC Rating: C
Council Tax Band: C



Total floor area 87.0 m² (936 sq ft.) approx.
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

william
h brown

offers in excess of
£340,000



Please note the marker reflects the
postcode not the actual property

check out more properties at williamhbrown.co.uk



Property Ref:
HLO105614 - 0003

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.

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.

Not for marketing purposes INTERNAL USE ONLY



01279 433469



harlow@williamhbrown.co.uk



15 Broad Walk, HARLOW, Essex, CM20 1HX



williamhbrown.co.uk