



Fold Croft | Harlow | CM20 1SE

Guide Price £310,000 - £320,000

 clarknewman

Fold Croft | Harlow | CM20 1SE
Guide Price £310,000 - £320,000

GUIDE PRICE £310,000 - £320,000: A TWO/THREE BEDROOM END TERRACE HOUSE with off street parking and single garage. The ground floor comprises of a large porch leading to a spacious entrance hall, bright and airy lounge with ample dining space and fitted kitchen. The first floor benefits from a double bedroom with fitted wardrobes, a further two bedrooms and a family bathroom suite. The garden is low maintenance with patio throughout. Fold Croft boasts a single garage and driveway to the rear with a further benefit of block paved front. Viewings highly advised.

- Two/Three Bedrooms
- End Terrace House
- Driveway & Garage
- Sought After Location
- Council Tax Band: C
- EPC Rating: D

Front

Blocked paved front with potential for parking.

Porch

5'05 x 7'04 (1.65m x 2.24m)

Front door, window to front, radiator to wall. Boiler to wall and internal door to Entrance Hall.

Entrance Hall

8'07 x 6'05 (2.62m x 1.96m)

Spacious entrance hall with radiator to wall, storage cupboard and stairs to first floor. Internal doors to Lounge and Kitchen.

Lounge

20'11 x 10'09 widening to 12'03 (6.38m x 3.28m widening to 3.73m)

Large lounge with ample dining space, windows to front and rear, and feature fireplace with surround.





Kitchen

12'00 x 6'05 (3.66m x 1.96m)

Fitted kitchen with a range of wall and base units offering space for oven and hob with extractor fan above, under counter fridge and freezer and plumbing for washing machine. Breakfast bar with space for seating, storage cupboard and window and door to Garden.

Landing

Loft hatch, large storage cupboard and internal doors to bedrooms and family bathroom.

Bedroom One

11'05 x 12'06 (3.48m x 3.81m)

Large double bedroom with window to rear, radiator to wall and a range of built in sliding wardrobes.

Bedroom Two

6'07 x 9'04 (2.01m x 2.84m)

Good sized bedroom with window to front, radiator to wall and storage cupboard.

Bedroom Three

9'00 x 6'05 (2.74m x 1.96m)

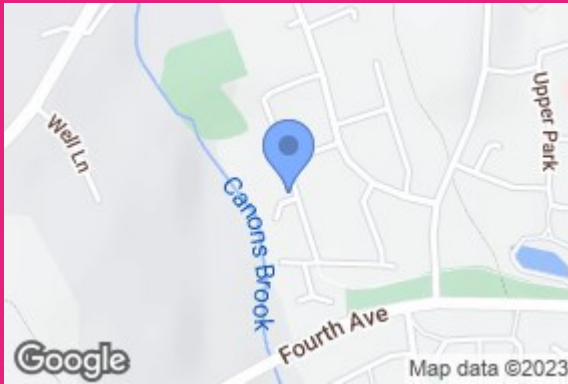
Single bedroom with window to front and radiator to wall.

Garden

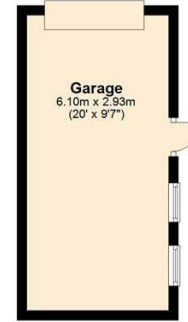
Private West facing garden. Low maintenance with two separate patio areas. Access to rear parking and Garage.

Local Area

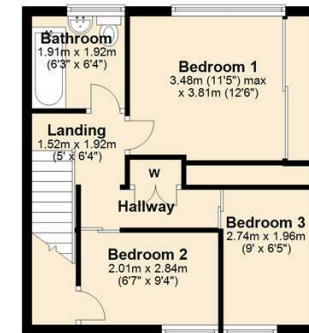
Fold Croft is a popular area within Harlow and is situated a short walk away from Harlow Town Center, Harlow Town Train Station, Princess Alexandra Hospital and local schooling.



Ground Floor
Approx. 58.6 sq. metres (630.7 sq. feet)



First Floor
Approx. 37.3 sq. metres (401.4 sq. feet)



Total area: approx. 95.9 sq. metres (1032.1 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is only intended as a guide to the layout of the property and is not designed to look exactly like the real property. Flooring, wall coverings and so on will not match the actual property.
Plan produced using PlanUp.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs 82 (92-100) A	82	Very environmentally friendly - lower CO ₂ emissions 82 (92-100) A	
(61-81) B		(81-91) B	
(39-60) C		(60-80) C	
(22-38) D	63	(39-59) D	
(9-21) E		(19-38) E	
(1-8) F		(1-18) F	
(1-20) G		(1-18) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

Equity House
4-6 Market Street
Harlow
Essex
CM17 0AH
01279 400444
hello@clarknewman.co.uk