



Fold Croft | Harlow | CM20 1SH

Asking Price £340,000



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A WELL PRESENTED THREE DOUBLE BEDROOM MID TERRACE HOUSE located close to Harlow Town Train Station and Town Centre. The ground floor comprises of a spacious entrance hall, fitted kitchen with a range of wall and base units, large lounge, utility area and cloakroom. The first floor offers three generously sized double bedrooms and a family bathroom suite. The private rear garden is completely unoverlooked and offers patio and lawn with wooden shed. Fold Croft is being sold with no onward chain. Viewings highly recommended.

- Three Bedrooms
- No Onward Chain
- Council Tax Band: C
- Mid Terrace House
- Sought After Location
- EPC Rating: TBC

#### Entrance Hall

UPVC double glazed front door, spacious entrance hall, stairs to first floor and radiator to wall. Internal doors to cloakroom and kitchen.





### Kitchen

13'06 x 11'07 (4.11m x 3.53m)

Fitted kitchen with a range of wall and base units offering integrated oven and hob with extractor fan above, plumbing for washing machine, two good sized storage cupboard and internal doors to store room and lounge. UPVC double glazed window and door to garden.

### Lounge

20'03 x 10'10 (6.17m x 3.30m)

Large lounge with radiator to wall and dual aspect UPVC double glazed windows on the front and rear.

### Store Room

Ample storage and separate door to front.

### Cloakroom

White toilet and UPVC double glazed window.

### Landing

Internal doors to bedrooms and family bathroom. Airing cupboard and loft hatch.

### Bedroom One

10'04 x 10'11 (3.15m x 3.33m)

Double bedroom with UPVC double glazed window, radiator to wall and storage cupboard.

### Bedroom Two

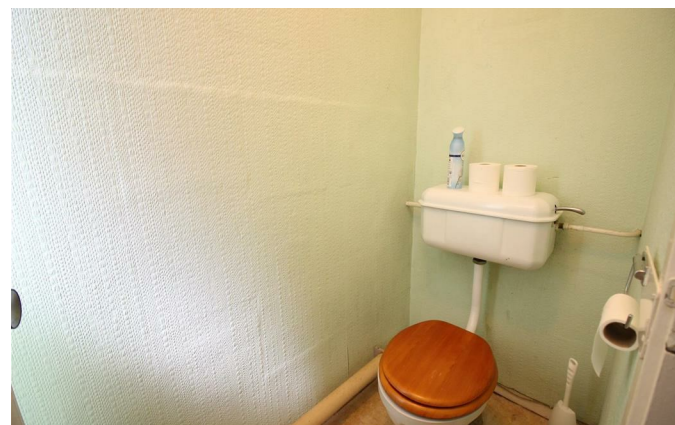
9'00 x 14'04 (2.74m x 4.37m)

Double bedroom with UPVC double glazed window and radiator to wall.

### Bedroom Three

6'11 x 11'08 (2.11m x 3.56m)

Double bedroom with UPVC double glazed window and radiator to wall.



### Bathroom

5'04 x 9'08 (1.63m x 2.95m)

Large family bathroom suite benefitting from bath with shower, white sink and toilet. UPVC double glazed window and radiator to wall.

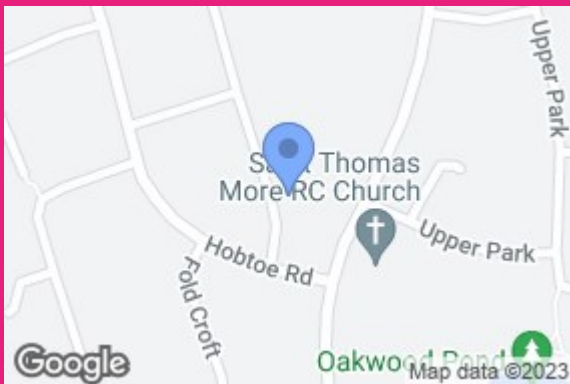
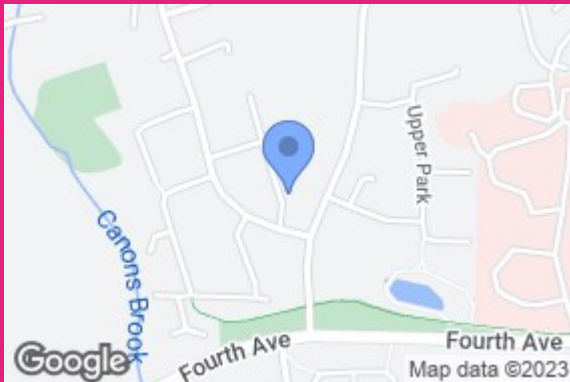
### Garden

Large unoverlooked rear garden offering patio, lawn and wooden shed to rear.

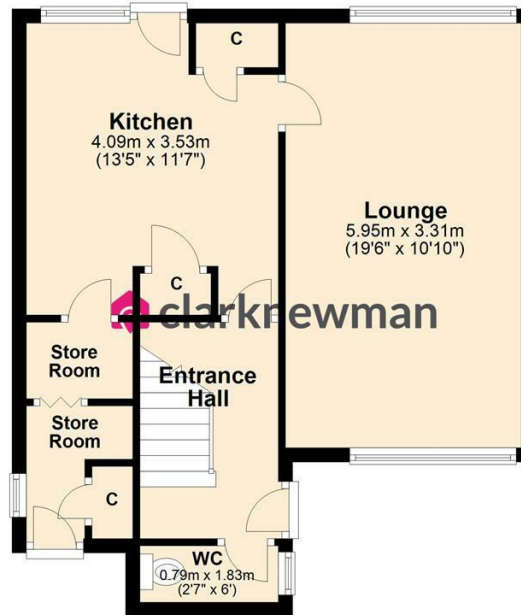
### Local Area

Fold Croft is located close to Harlow Town Train Station and Harlow Town Centre. Harlow Town Train Station offers direct access into Tottenham Hale and London Liverpool Street. The property is also located close to local amenities and schooling.

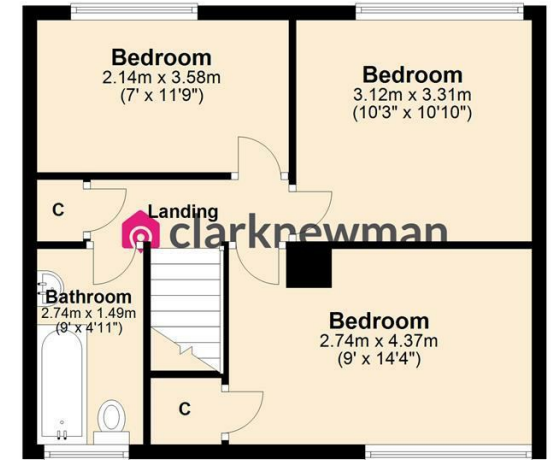




**Ground Floor**  
Approx. 47.0 sq. metres (505.9 sq. feet)



**First Floor**  
Approx. 41.8 sq. metres (449.4 sq. feet)



Total area: approx. 88.8 sq. metres (955.3 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	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

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