



FORTUNE & COATES

The People's Estate Agent



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118 East Park, Harlow, CM17 0SA

Guide price £375,000

Guide Price £375,000-£400,000

Fortune and Coates are delighted to offer to the market this rarely available three bedroom mid terraced family home situated in the very popular east Park, Old Harlow which is within walking distance of local junior and senior schools, Old Harlow High street with a range of shops, amenities and restaurants, Harlow mill train station with direct links to London, Cambridge and Stansted Airport and within easy reach of Harlow town and the M11. The property is well presented and comprises entrance hallway, spacious and bright lounge with window to the front and doors that lead to the dining room/conservatory with french doors that lead out to the rear garden, kitchen with range of wall and base units, some integrated appliances and plenty of storage space. Upstairs features three well proportioned bedrooms and a family bathroom. Outdoors, the rear garden is un-overlooked and is mainly laid to lawn with patio area for entertaining. This would make a fabulous family home and would advise an early viewing!

Lounge 21'5" x 10'5" (6.53 x 3.18)

Dining Room/Conservatory 12'11" x 8'10" (max)
(3.96 x 2.71 (max))

Kitchen 8'10" x 8'2" (2.7 x 2.5)

Bedroom 11'5" x 10'5" (3.5 x 3.2)

Bedroom 10'5" x 10'5" (3.2 x 3.2)

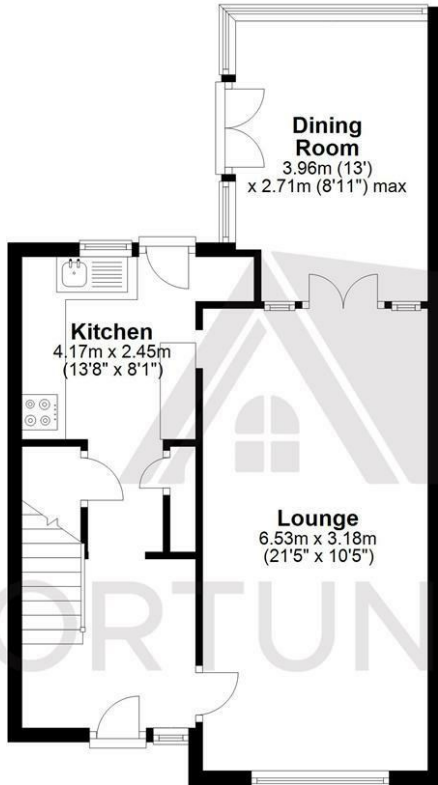
Bedroom 8'6" x 8'2" (2.6 x 2.5)

Please note that these particulars do not form part of any offer or contract. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate.

Floor Plan

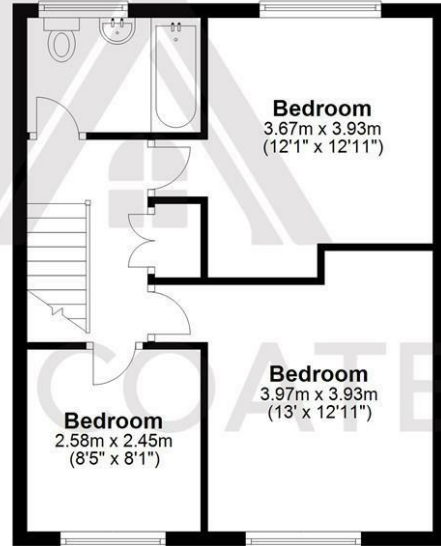
Ground Floor

Approx. 49.1 sq. metres (528.6 sq. feet)



First Floor

Approx. 41.6 sq. metres (448.0 sq. feet)

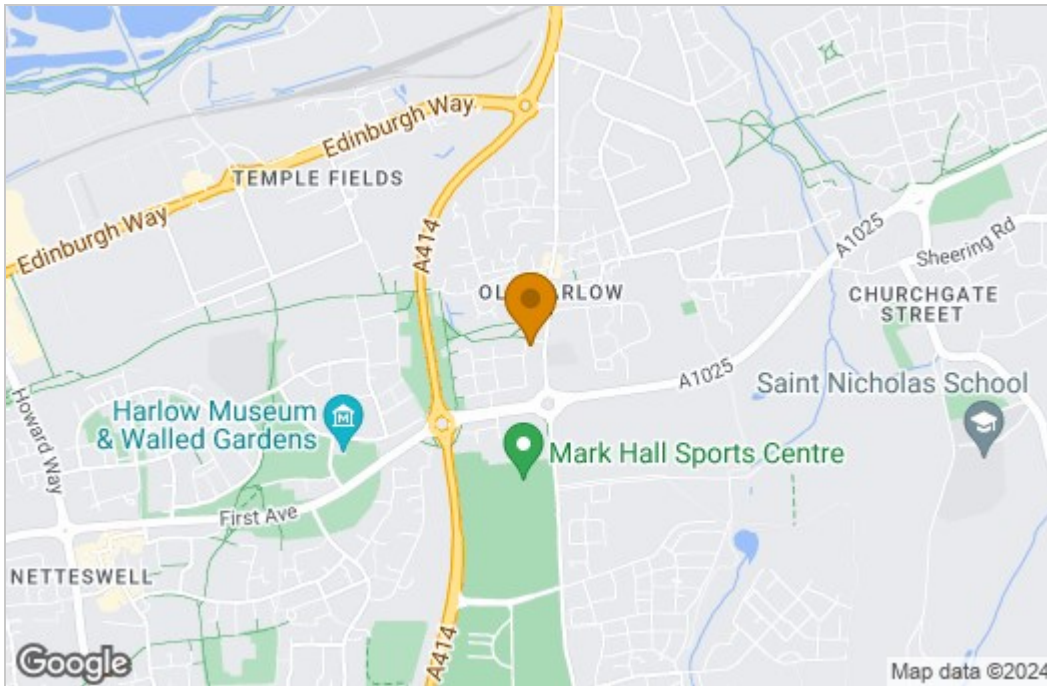


Total area: approx. 90.7 sq. metres (976.6 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE. Whilst every attempt had been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

Property marketing provided by www.fotomarketing.co.uk

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		70	
(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	

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