



**FORTUNE & COATES**

The People's Estate Agent



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## 55 Albert Gardens, Harlow, CM17 9QF

Guide price £380,000

Guide Price £380,000-£400,000. Fortune and Coates are delighted to offer to the market this immaculately presented three bedroom end of terraced family home situated in a cul-de-sac location of Albert Gardens, Church Langley, which is close to junior and senior schools, supermarkets, amenities, Harlow Mill train station with direct access to London, Cambridge and Stansted Airport and within easy reach of the M11. The home is well presented throughout and comprises entrance hallway with cloakroom/W.C, comfortable lounge with bay window to the front, kitchen/dining room with range of modern wall and base units, breakfast bar, and patio doors that lead to the rear garden. Upstairs features three well proportioned bedrooms and a family bathroom. Outside, the rear garden is mainly laid to artificial lawn with patio area and side access, and to the front is allocated parking for two vehicles located to the side of the home. This would make a wonderful family home and recommend an early viewing.

Lounge 15'1" max x 13'1" max (4.6 max x 4.01 max)

Kitchen/Dining Room 13'1" x 10'4" max (4.01 x 3.17 max)

Bedroom 13'1" (into fitted wardrobes) x 8'7" (4.01 (into fitted wardrobes) x 2.64)

Bedroom 6'3" x 9'1" (1.93 x 2.79)

Bedroom 6'5" x 6'7" (1.96 x 2.01)

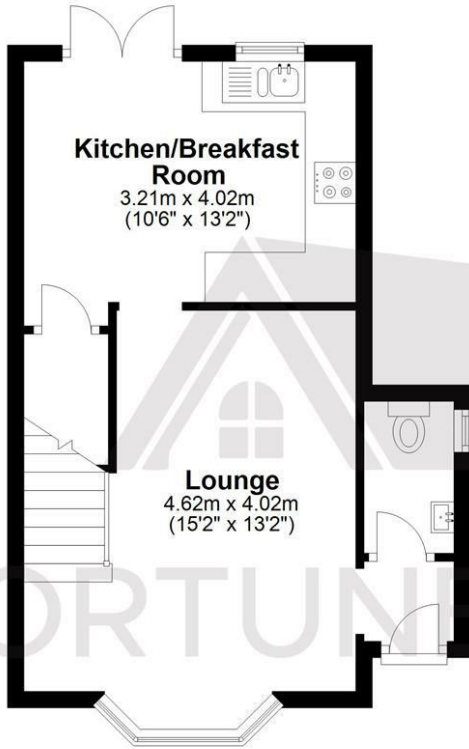
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## Floor Plan

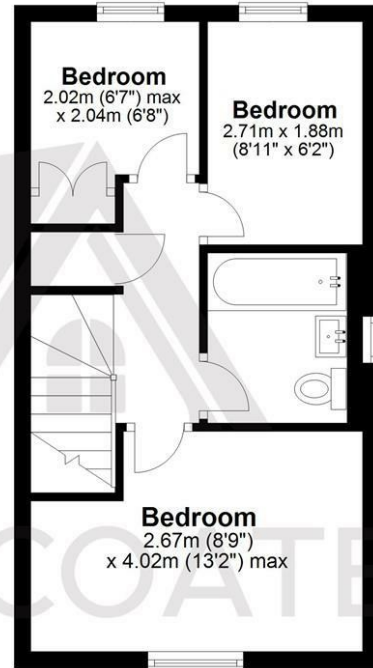
### Ground Floor

Approx. 34.5 sq. metres (371.2 sq. feet)



### First Floor

Approx. 30.8 sq. metres (331.0 sq. feet)



Total area: approx. 65.2 sq. metres (702.3 sq. feet)

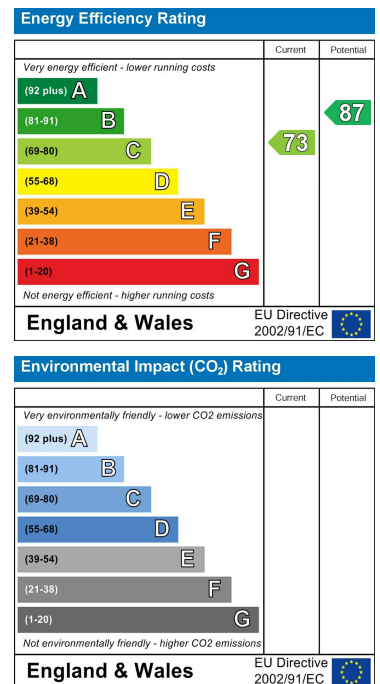
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## Area Map



## Energy Efficiency Graph



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