

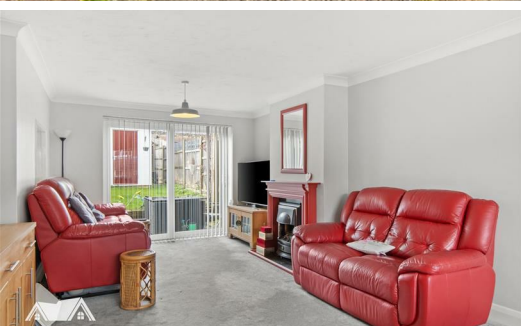


FORTUNE & COATES

The People's Estate Agent



FORTUNE & COATES



74 Latton Green, Harlow, CM18 7EP

Guide price £425,000

Fortune and Coates are pleased to offer for sale this well presented three bedroom semi detached family home located in Latton Green, Harlow which is close to local junior and senior schools, shops, amenities, Harlow Common and the M11. The property comprises porch leading to entrance hallway, spacious and bright lounge/diner with feature fireplace and doors that lead to the rear garden, modern kitchen with range of wall and base units, some integrated appliances. Upstairs features three well proportioned bedrooms and family shower room. Outside, the rear garden is mainly laid to lawn with patio area and extended garage/workshop. To the front is a drive for vehicles. This home is being offered with no onward chain and would advise an early viewing.

Lounge/Dining Room 24'0" x 11'7" (7.34 x 3.54)

Kitchen 11'1" x 7'8" (max) (3.38 x 2.36 (max))

Bedroom 12'6" x 11'7" (3.82 x 3.54)

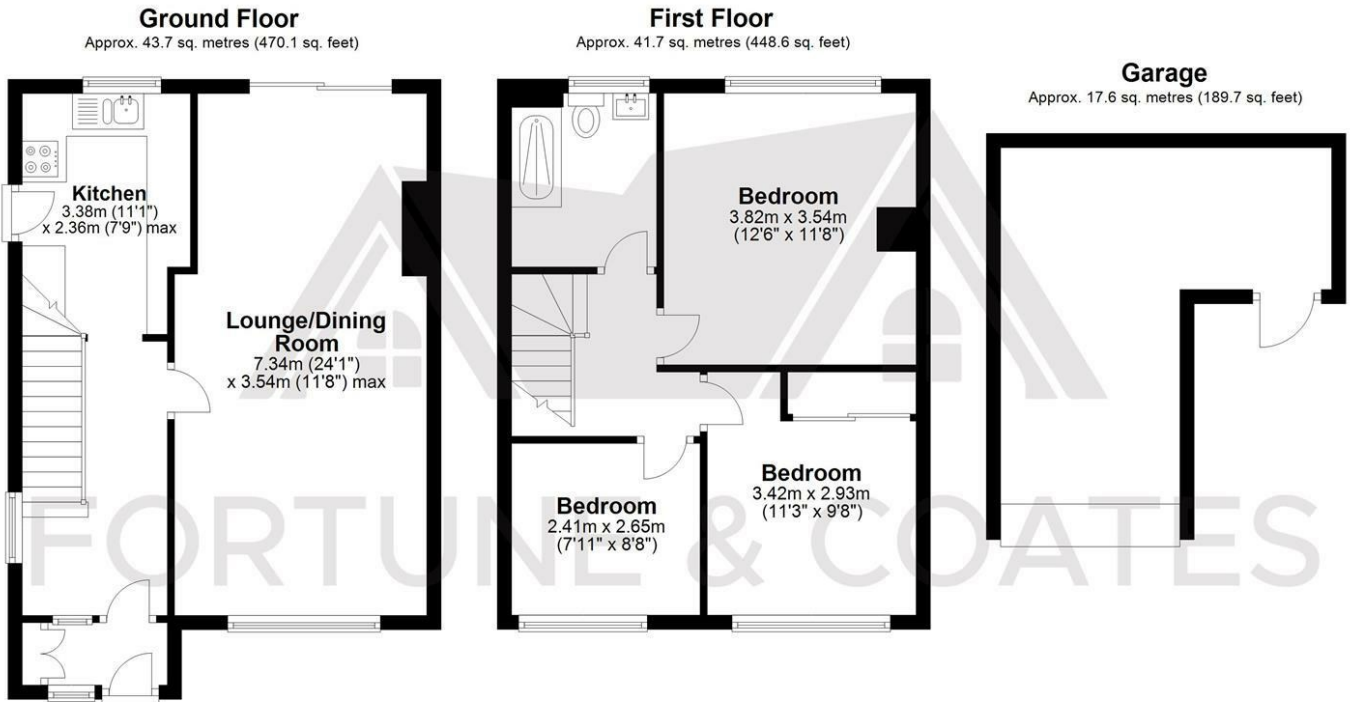
Bedroom 11'2" x 9'7" (3.42 x 2.93)

Bedroom 7'10" x 8'8" (2.41 x 2.65)

Garage/Workshop

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

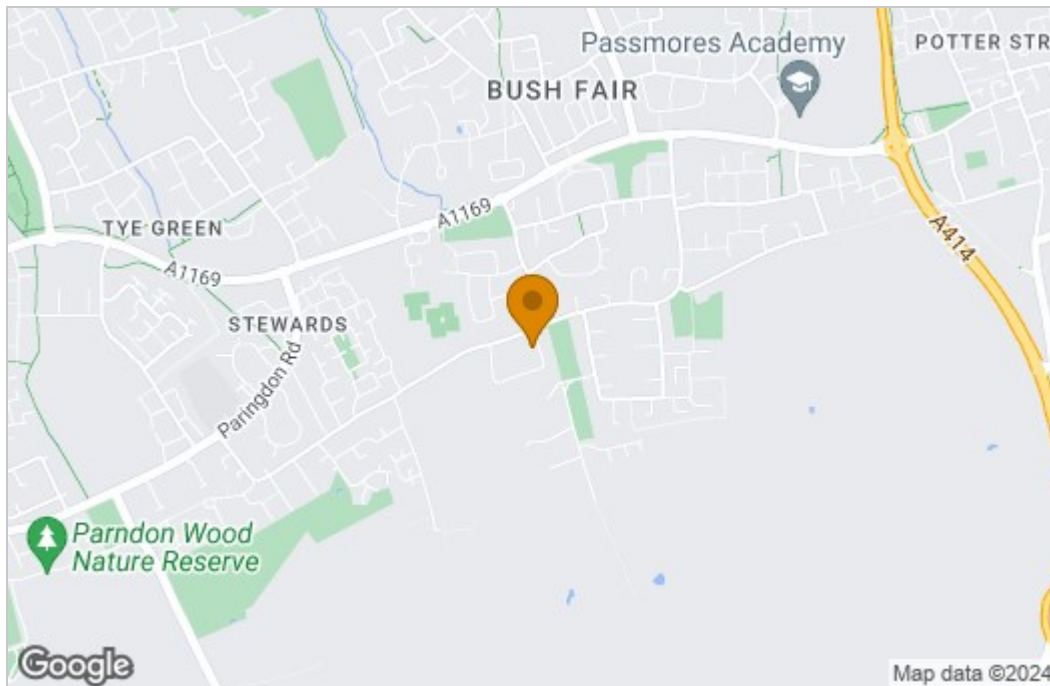


Total area: approx. 103.0 sq. metres (1108.3 sq. feet)

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
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.