



FORTUNE & COATES

The People's Estate Agent

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13 Canons Gate, Harlow, CM20 1QE

Guide price £375,000

Guide Price £375,000-£400,000. Fortune and Coates are delighted to offer to the market this larger than average three bedroom end of terraced family home situated in the popular and convenient location of Canons Gate, Harlow which is close to Harlow Town Centre with shops and supermarkets, leisure facilities, Junior and senior schools, Princess Alexandra Hospital and Harlow Town Train Station with direct links for London, Cambridge and Stansted Airport. This immaculately presented home has a lot to offer and comprises an inviting entrance hallway with "LVT" flooring to all of downstairs, cloakroom/W.C, study/office to the front of the property, lounge/dining room with feature fireplace and lots of natural light and leads through to the generous sitting room (via bi-fold doors) with french doors and views out to the rear garden, newly fitted modern kitchen with range of wall and base units, some integrated appliances and plenty of storage. Upstairs hosts three well proportioned bedrooms and family bathroom with convenient separate W.C. and planning permission for a loft extension. Outside, the rear garden is low maintenance with a mixture of paving, a beautiful pergola and a summer house with power and an outside tap. To the front of the home is off street parking for three vehicles, an EV charger and an outbuilding with electricity. This is a fantastic family home and advise an early viewing.

Lounge/Dining Room 19'8" x 10'10" max (6.01 x 3.322 max)

Sitting Room 10'7" x 20'5" (3.23 x 6.23)

Kitchen 12'10" x 10'4" (3.93 x 3.15)

Study 7'8" x 5'6" (2.36 x 1.7)

Bedroom 9'6" x 12'9" (2.92 x 3.9)

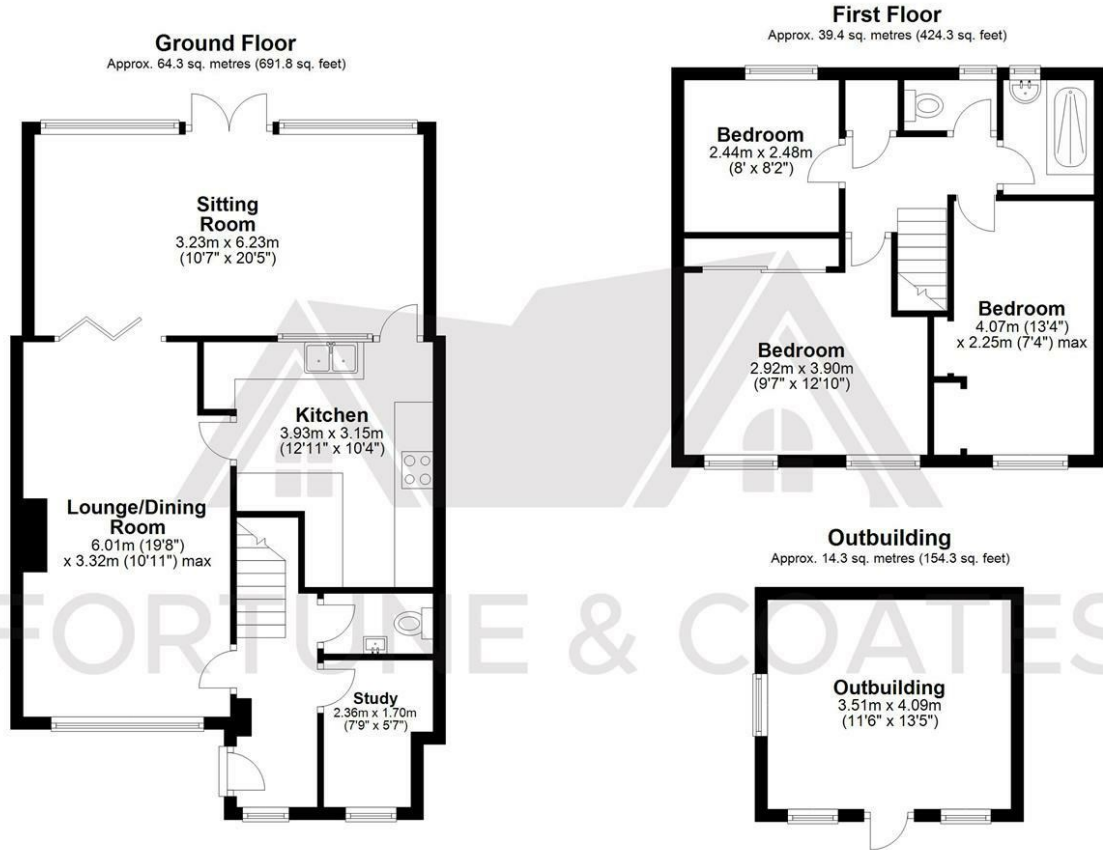
Bedroom 13'4" x 7'4" max (4.07 x 2.25 max)

Bedroom 8'0" x 8'1" (2.44 x 2.48)

Summer House 11'6" x 13'5" (3.51 x 4.09)

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. 118.0 sq. metres (1270.4 sq. feet)

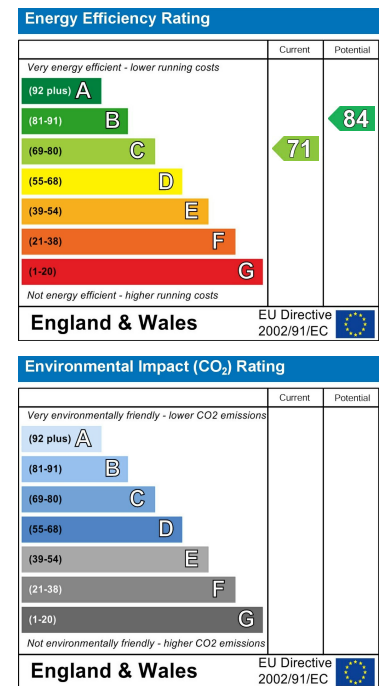
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Property marketing provided by www.fotomarketing.co.uk

Area Map



Energy Efficiency Graph



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