



**FORTUNE & COATES**

The People's Estate Agent



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## 87 Fold Croft, Harlow, CM20 1SQ

Guide price £230,000

Guide Price £230,000 - £240,000. Fortune and Coates are pleased to offer for sale this two bedroom split-level maisonette Located close to all local amenities including Princess Alexandra Hospital, Harlow Town Train Station and Harlow Town centre. To the ground floor you have an inviting entrance hallway, kitchen with range of wall and base units, spacious lounge/diner with door opening to conservatory which leads to the the private rear garden. To the first floor you have a family bathroom and two double bedrooms. Externally, the garden is mainly laid to lawn with a decked area for entertaining. This would make a fabulous first time buy or investment property and would advise an early viewing.

Lounge/Dining Room 14'7" x 13'8" (4.45 x 4.19)

Kitchen 10'2" x 7'1" (3.10 x 2.18)

Conservatory

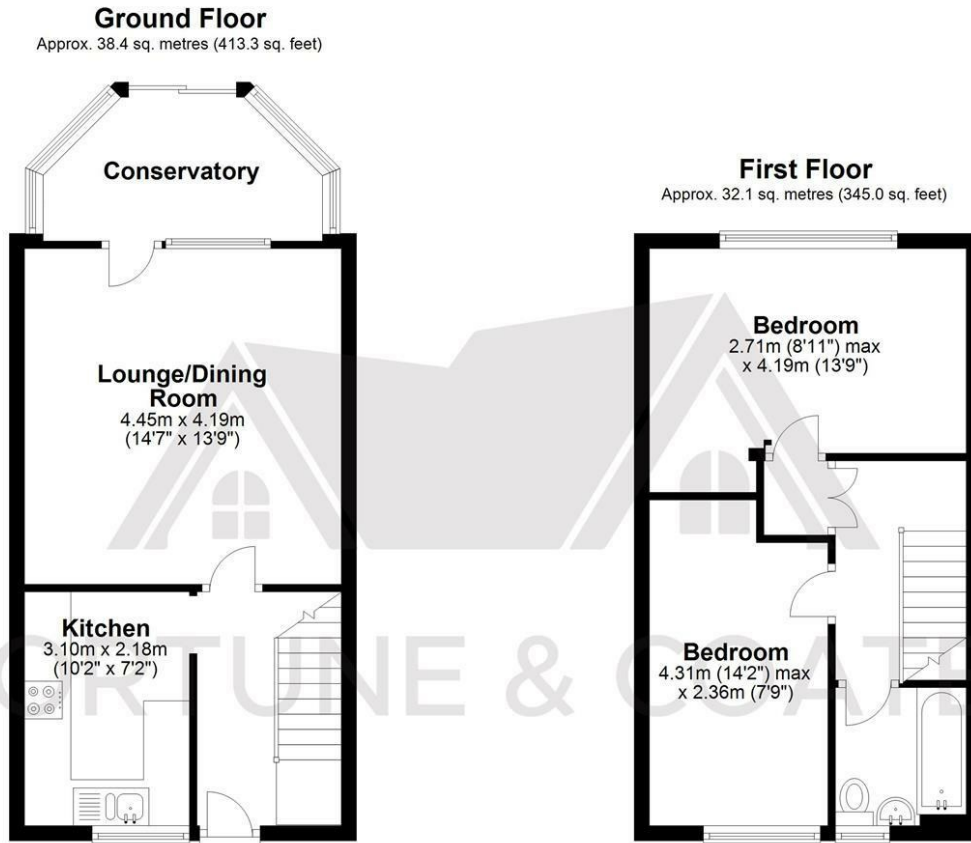
Bedroom 14'1" max x 7'8" (4.31 max x 2.36)

Bedroom 8'10" max x 13'8" (2.71 max x 4.19)

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. 70.4 sq. metres (758.3 sq. feet)

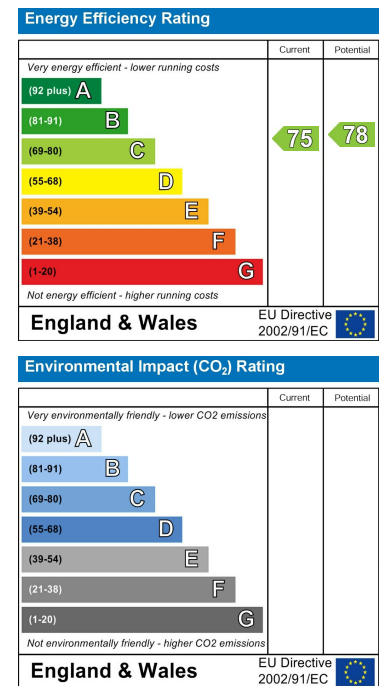
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## Area Map



## Energy Efficiency Graph



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