



**FORTUNE & COATES**

The People's Estate Agent

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**180 Little Brays, Harlow, CM18 6EZ**

**Offers in excess of £300,000**

Fortune and Coates are pleased to offer to the market this chain free, two bedroom mid terraced family home situated in a quiet cul-de-sac location of Little Brays, Harlow, which is close to local junior and senior schools, local shopping precinct with shops and amenities and within easy reach to Harlow town centre with a range of supermarkets, shops and leisure facilities as well as Harlow town train station with direct links to London, Cambridge and Stansted Airport and the M11 nearby. The home is well presented with lots of character and is being offered with no onward chain. Internally comprises spacious porch leading to the inviting entrance hallway, lounge/diner with feature open fireplace and lots of natural light, quirky kitchen with butler sink, range of wall and base units and access to the rear garden. Upstairs boasts two generously sized bedrooms and family bathroom. Outside, the rear garden is laid to lawn with a decked area for entertaining and houses a large shed to the rear. To the front offers potential for off street parking (STPP). This will make a great family home and suggest an early viewing.

Porch 11'1" x 6'1" (3.39 x 1.87)

Lounge/Diner 19'6" x 11'0" (5.95 x 3.37)

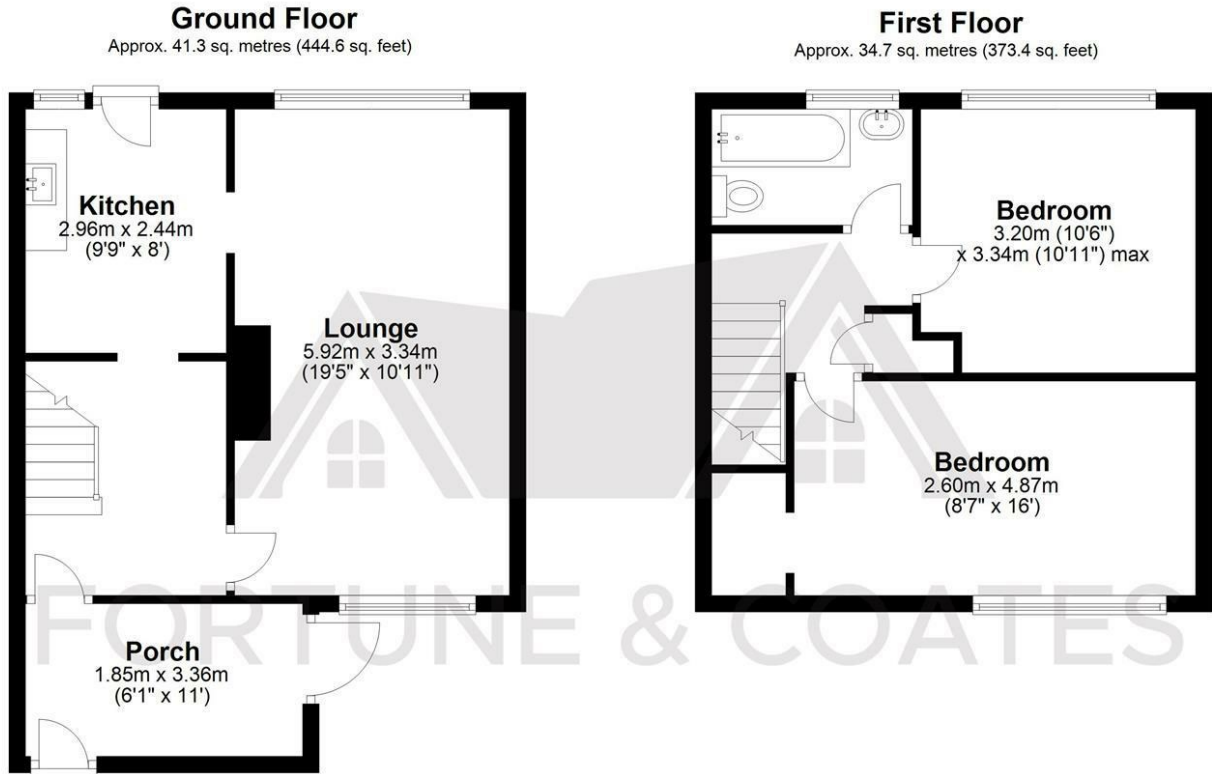
Kitchen 9'8" x 8'2" (2.95 x 2.49)

Bedroom 16'2" x 8'7" (4.93 x 2.64)

Bedroom 10'11" x 10'5" (3.35 x 3.20)

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

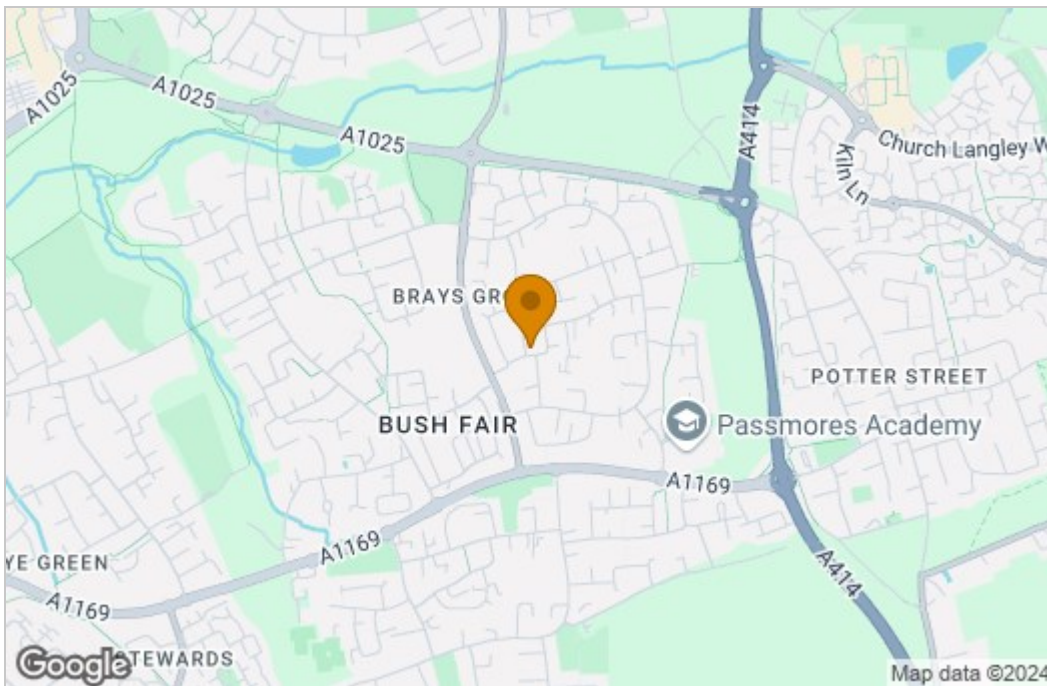


Total area: approx. 76.0 sq. metres (818.0 sq. feet)

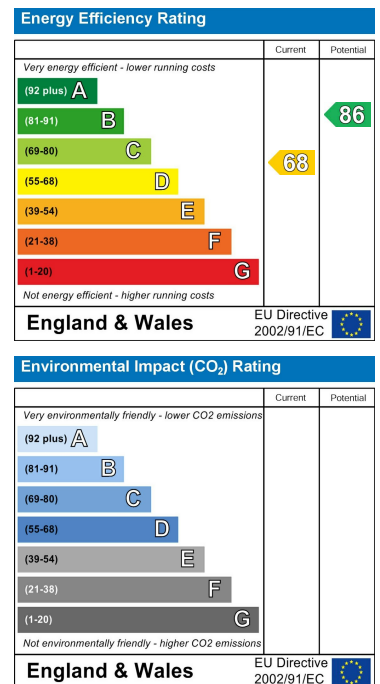
FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE. Whilst every attempt had been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale.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

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## Area Map



## Energy Efficiency Graph



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