



FORTUNE & COATES

The People's Estate Agent

<https://www.fortuneandcoates.co.uk>



18 Morningtons, Harlow, CM19 4QH

Offers over £400,000

Fortune and Coates are delighted to offer to the market this exceptional three bedroom mid terraced family home situated in the popular Morningtons location in Harlow which is close to local junior and senior schools, local shops, amenities, Parndon wood nature reserve and within easy reach of Harlow Town with supermarkets and leisure facilities, Harlow train station with direct links to London, Cambridge and Stansted Airport and the M11. The home is presented to a very high standard and comprises an inviting entrance hallway, modern kitchen with range of wall and base units and views to the front, spacious and bright lounge with feature fireplace, dining room with french doors that lead to the rear garden and a downstairs shower room. Upstairs features three well proportioned bedrooms with built in storage in each of the rooms and a family bathroom. Outside, the rear garden is mainly laid to lawn with patio area for entertaining and rear access, to the front is an integrated garage and block paved driveway for several vehicles. This is a beautiful home and advise an early viewing.

Lounge 12'5" x 14'6" (3.8 x 4.44)

Dining Room 6'6" x 7'9" (1.99 x 2.37)

Kitchen 7'0" x 9'8" (2.14 x 2.95)

Garage 10'7" x 7'9" (3.23 x 2.37)

Downstairs Shower Room

Bedroom 8'9" x 12'7" (2.69 x 3.86)

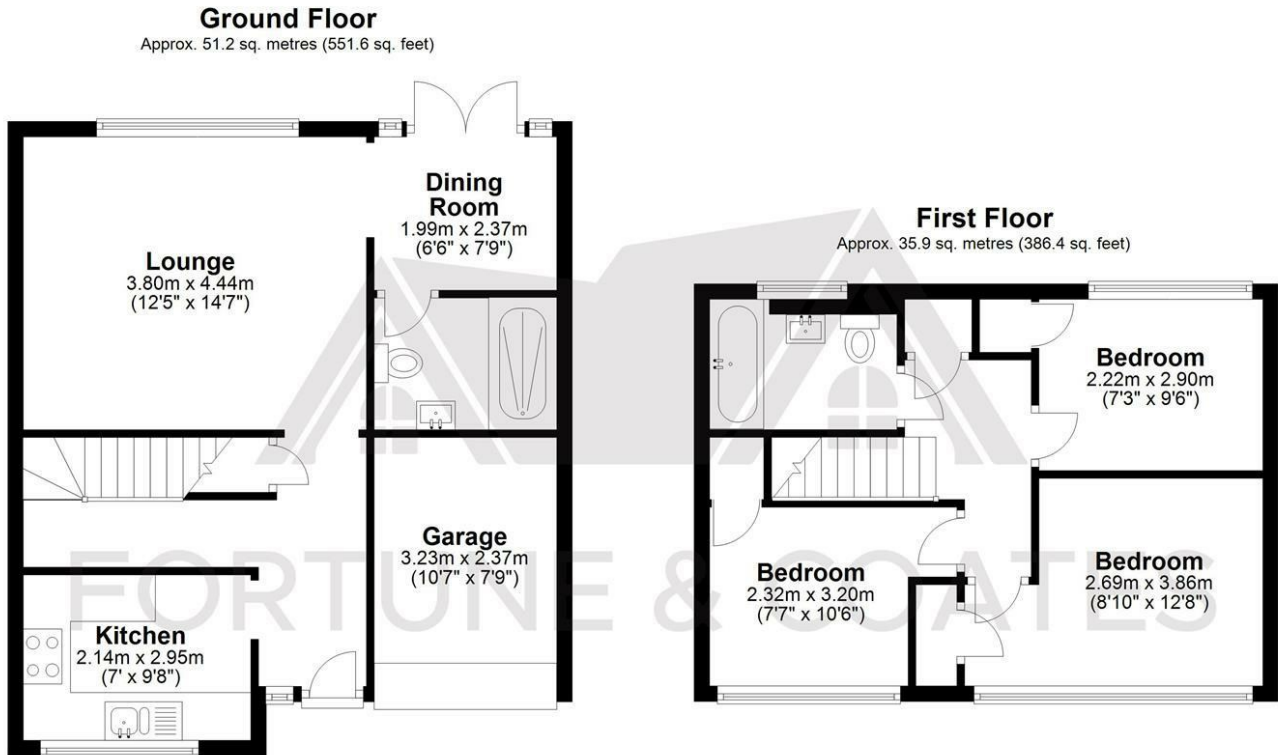
Bedroom 7'7" x 10'5" (2.32 x 3.2)

Bedroom 7'3" x 9'6" (2.22 x 2.9)

Bathroom

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

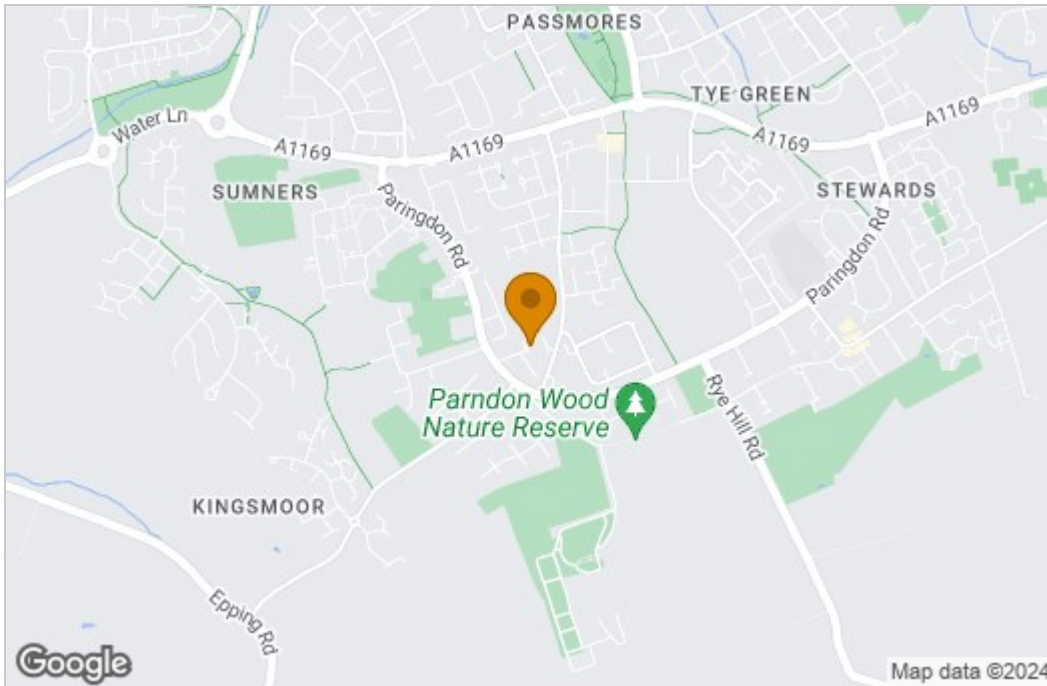


Total area: approx. 87.1 sq. metres (938.0 sq. feet)

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.

Property marketing provided by www.fotomarketing.co.uk

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	

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