



FORTUNE & COATES

The People's Estate Agent



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86 Bentley Drive, Harlow, CM17 9QT

Guide price £300,000

Guide Price £300,000-£325,000. Fortune and Coates are delighted to offer for sale this two bedroom mid terraced family home situated in the very popular and sought after location of Bentley Drive, Church Langley, Harlow which is close to local junior and senior schools, nurseries, supermarkets and amenities and within easy reach of Harlow Town centre with shops, supermarkets, restaurants and leisure facilities, Harlow town and Harlow Mill train stations with direct links to London, Cambridge and Stansted Airport and the M11. The property comes with two allocated parking spaces and comprises entrance hallway leading into the lounge, kitchen with range of wall and base units and door that leads to the conservatory. Upstairs features two double bedrooms and family bathroom. Outside, the rear garden is low maintenance. This would make a fabulous first time buyers home or investment property and advise an early viewing.

Lounge 15'3" x 11'8" (4.67 x 3.58)

Kitchen 9'0" x 11'8" (2.76 x 3.58)

Conservatory 8'9" x 8'9" (2.67 x 2.67)

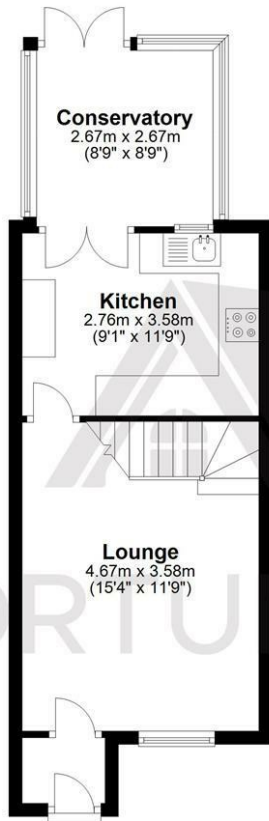
Bedroom 9'1" x 11'8" (2.77 x 3.58)

Bedroom 7'8" x 11'8" (2.36 x 3.58)

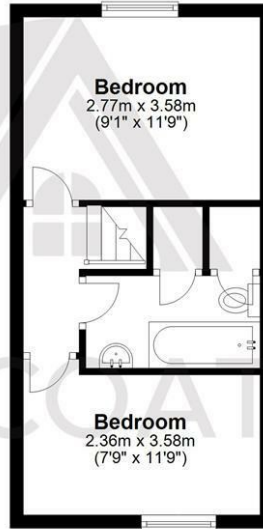
AGENT NOTE: The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose

Floor Plan

Ground Floor
Approx. 35.7 sq. metres (384.7 sq. feet)



First Floor
Approx. 27.0 sq. metres (290.5 sq. feet)



Total area: approx. 62.7 sq. metres (675.2 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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