



FORTUNE & COATES

The People's Estate Agent

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137 Broadfield, Harlow, CM20 3PY

Guide price £350,000

Guide Price £350,000-£375,000. Fortune & Coates are pleased to present this two bedroom end-terrace family home that offers great potential to extend in the always popular Broadfield. This family home offers a driveway for multiple vehicles, a garage, with fantastic potential to extend to both the side, and rear. (STPP). Upon entering you are offered a hallway leading into a bright and airy spacious lounge, with doors leading out to your rear garden, a well sized kitchen with dining area also with door leading out to the rear garden. To the first floor, you benefit from two well proportioned bedrooms and a well presented shower room. Externally, the larger than average rear garden is mainly laid to lawn and also has access to the garage. Broadfield sits within close proximity to both primary and secondary schools, local amenities, and is within walking distance to Harlow Town train station, Harlow Town Centre, and Princess Alexandra Hospital.

Lounge 19'3" x 12'0" (5.89 x 3.66)

Kitchen 10'1" x 7'9" max (3.09 x 2.38 max)

Dining Room 8'8" x 7'9" (2.66 x 2.38)

Garage 20'9" x 10'9" (6.33 x 3.28)

Bedroom 9'3" max x 15'6" (2.82 max x 4.74)

Bedroom 9'9" x 10'5" max (2.98 x 3.2 max)

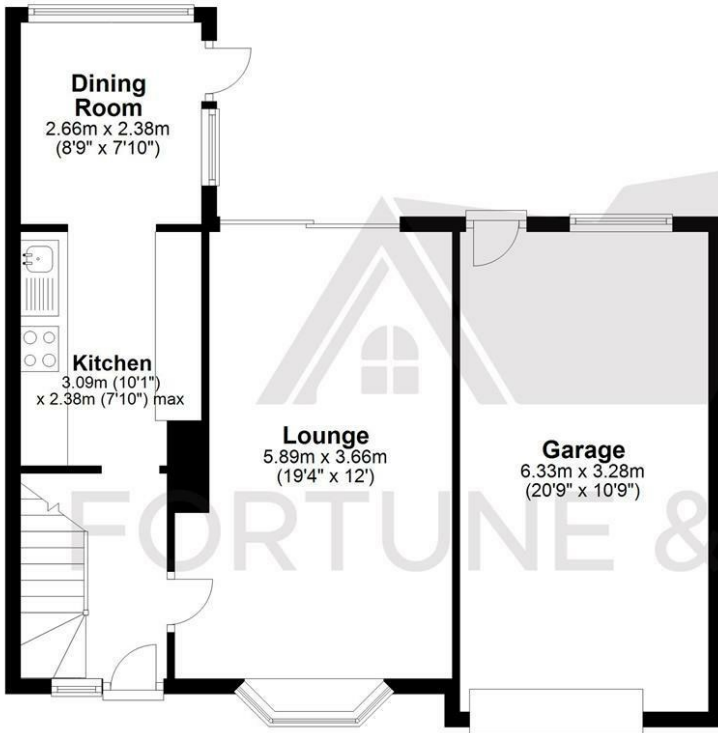
Agents Note

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

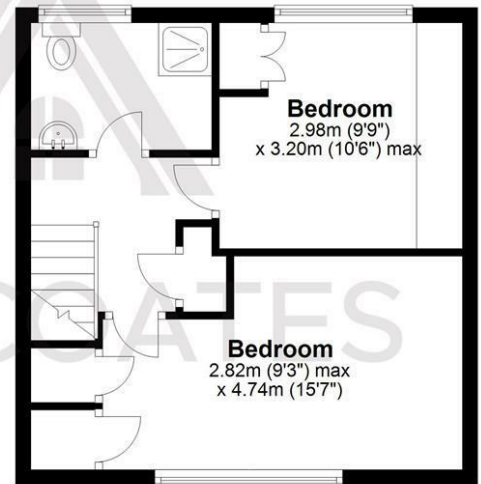
Ground Floor

Approx. 61.6 sq. metres (663.4 sq. feet)



First Floor

Approx. 33.5 sq. metres (360.7 sq. feet)

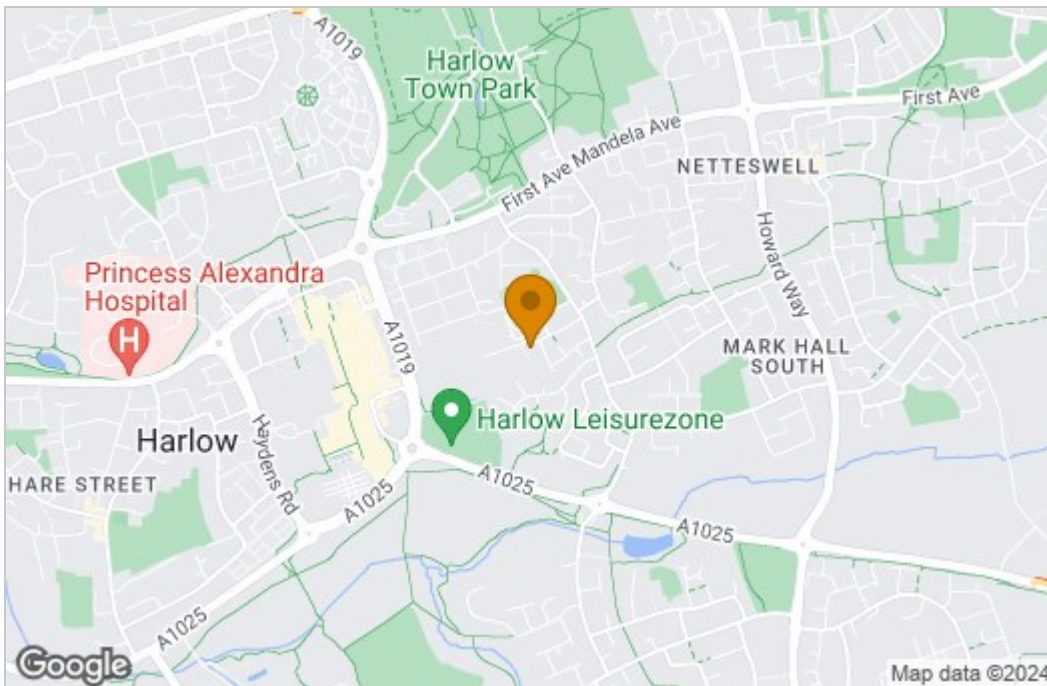


Total area: approx. 95.1 sq. metres (1024.1 sq. feet)

THE FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT TO SCALE. Measurements and features are approximate and may differ from the actual property. Verify all details independently; no liability is accepted for errors or omissions.

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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.