



FORTUNE & COATES

The People's Estate Agent

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



22 Little Cattins, Harlow, CM19 5RJ

Guide price £300,000

Guide Price £300,000- £325,000

Fortune and Coates are excited to offer to the market this beautifully presented two bedroom mid terraced family home situated in the sought after location of Little Cattins, Harlow.

The property is immaculately presented throughout and comprises an inviting entrance hallway which features storage cupboards, the lounge is bright and airy with lots of natural light and leads through to the dining room with patio doors that lead out to the rear garden. The well presented kitchen has a range of wall and base units and plenty of cupboard space.

Lounge 12'6" x 10'7" (3.82 x 3.23)

Kitchen 10'9" x 8'0" max (3.30 x 2.44 max)

Dining Room 10'4" x 8'5" (3.15 x 2.57)

Bedroom 15'5" x 10'11" (4.7 x 3.35)

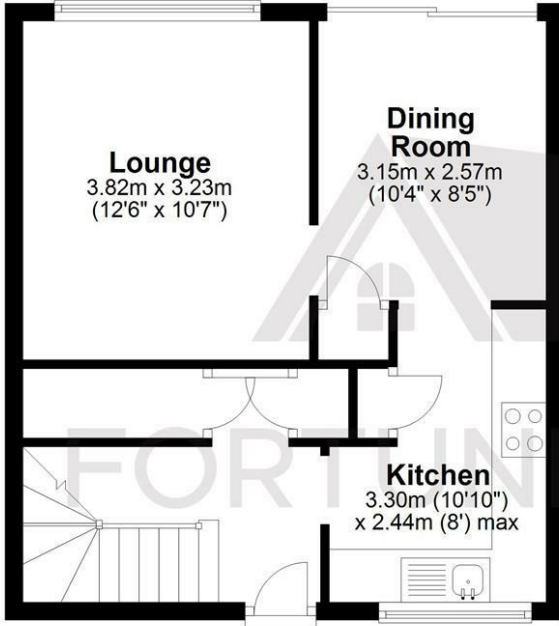
Bedroom 12'6" x 9'3" (3.82 x 2.83)

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

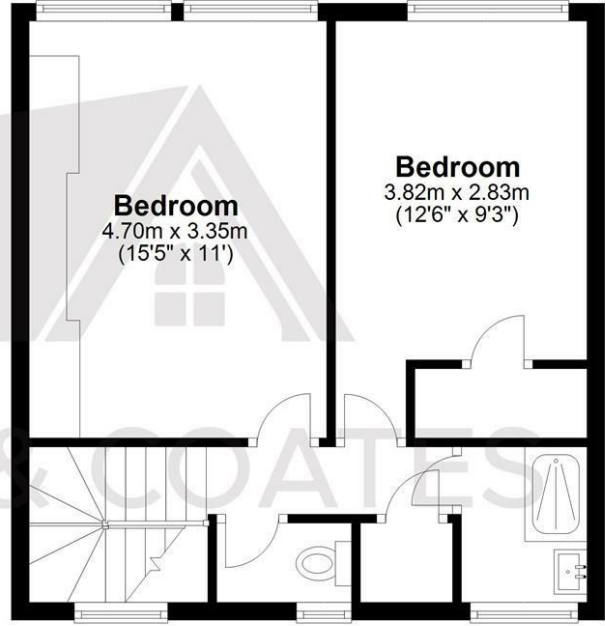
Ground Floor

Approx. 38.6 sq. metres (415.5 sq. feet)



First Floor

Approx. 41.2 sq. metres (443.0 sq. feet)

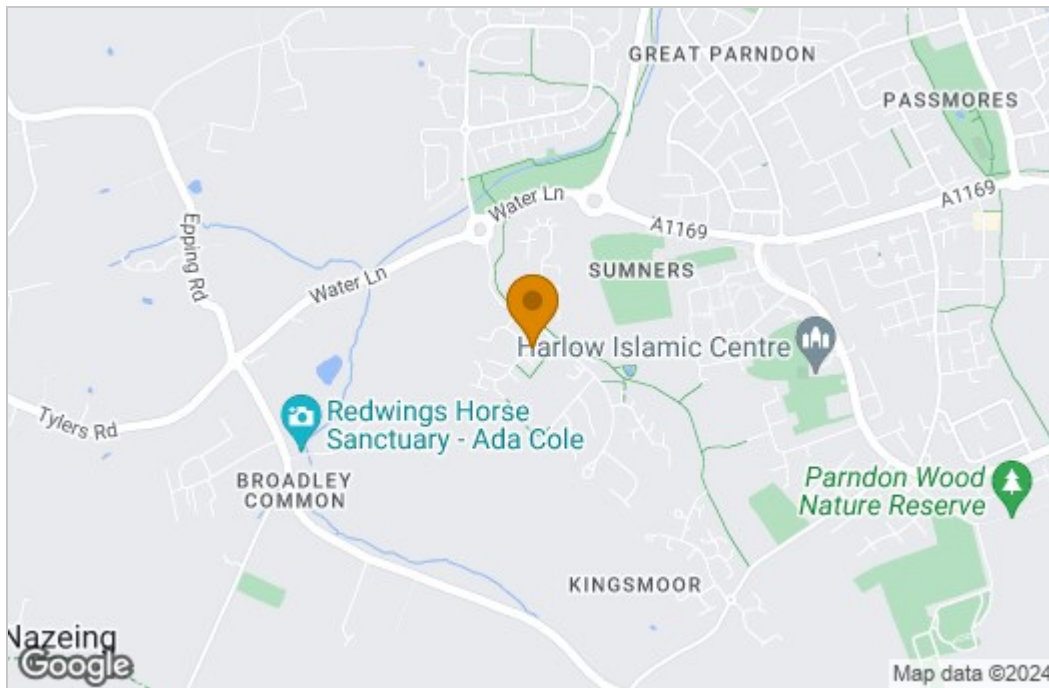


Total area: approx. 79.8 sq. metres (858.6 sq. feet)

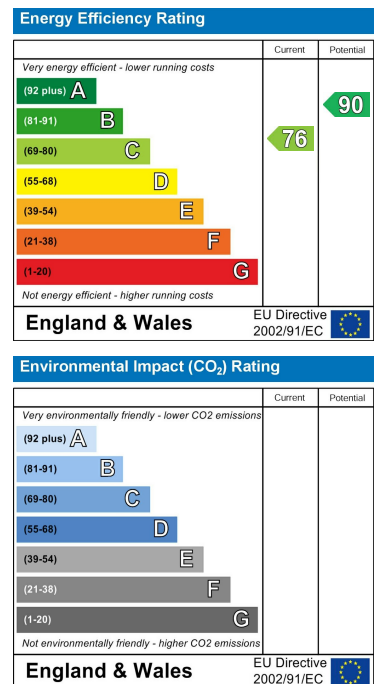
THE FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT TO SCALE. Measurements and features are approximate and may differ from the actual property. Verify all details independently; no liability is accepted for errors or omissions.

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Area Map



Energy Efficiency Graph



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