



**FORTUNE & COATES**

The People's Estate Agent

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## 2 Broadway Avenue, Harlow, CM17 0AG

**Guide price £425,000**

Guide Price £425,000-£450,000

Fortune and Coates are excited to offer to the market this rarely available chain free, three bedroom semi detached family home situated in the sought after location of Broadway Avenue, Old Harlow.

The home has been lovingly maintained to a high standard and comprises front door leading to an inviting entrance hallway with family bathroom to the left and lounge to the right featuring lots of natural light, feature fireplace and access to the spacious dining area which covers the whole width of the property and offers french doors to the rear garden and side access.

The part tiled modern kitchen offers a range of wall and base units, plenty of cupboard space and plumbing for a washing machine.

Lounge 16'4" x 9'8" (5.0 x 2.95)

Kitchen 9'4" x 9'1" (2.85 x 2.78)

Dining Room 8'7" x 22'0" (2.64 x 6.71)

Ground Floor Bathroom

Bedroom 16'4" max x 9'8" (4.99 max x 2.95)

Bedroom 8'8" x 12'0" (2.65 x 3.66)

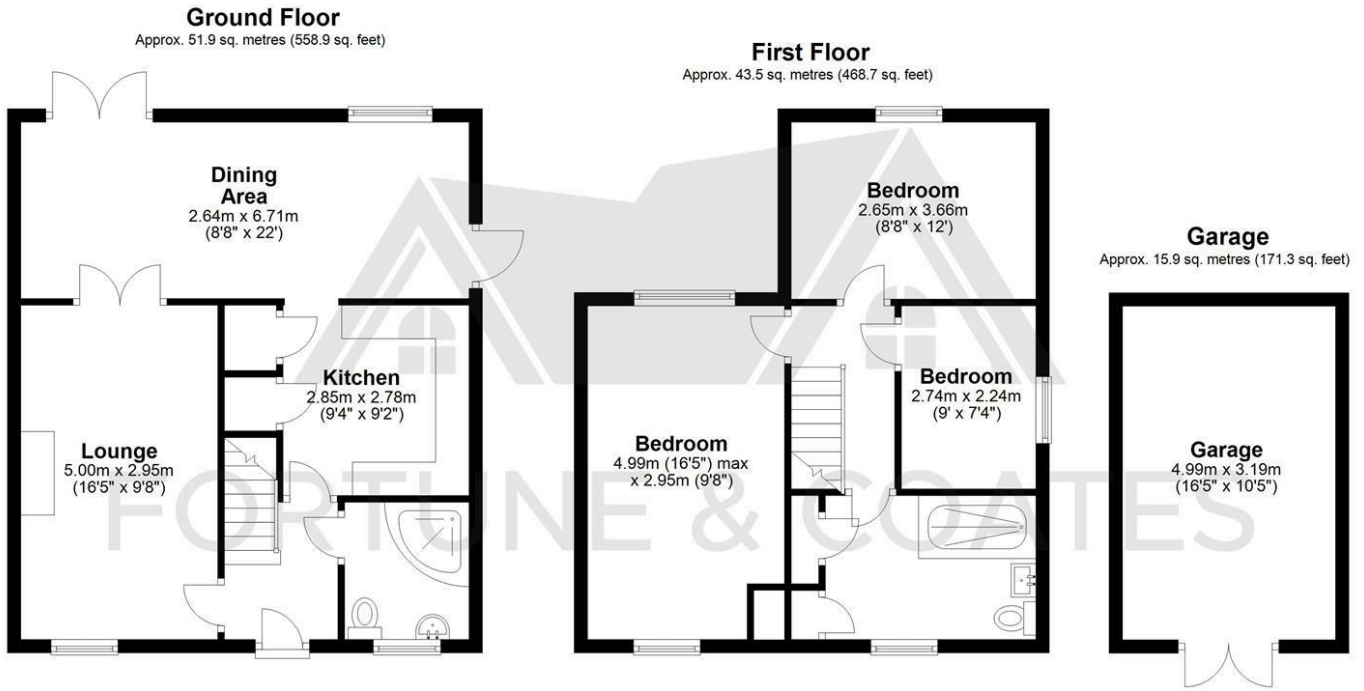
Bedroom 8'11" x 7'4" (2.74 x 2.24)

Upstairs Shower Room

Garage 16'4" x 10'5" (4.99 x 3.19)

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

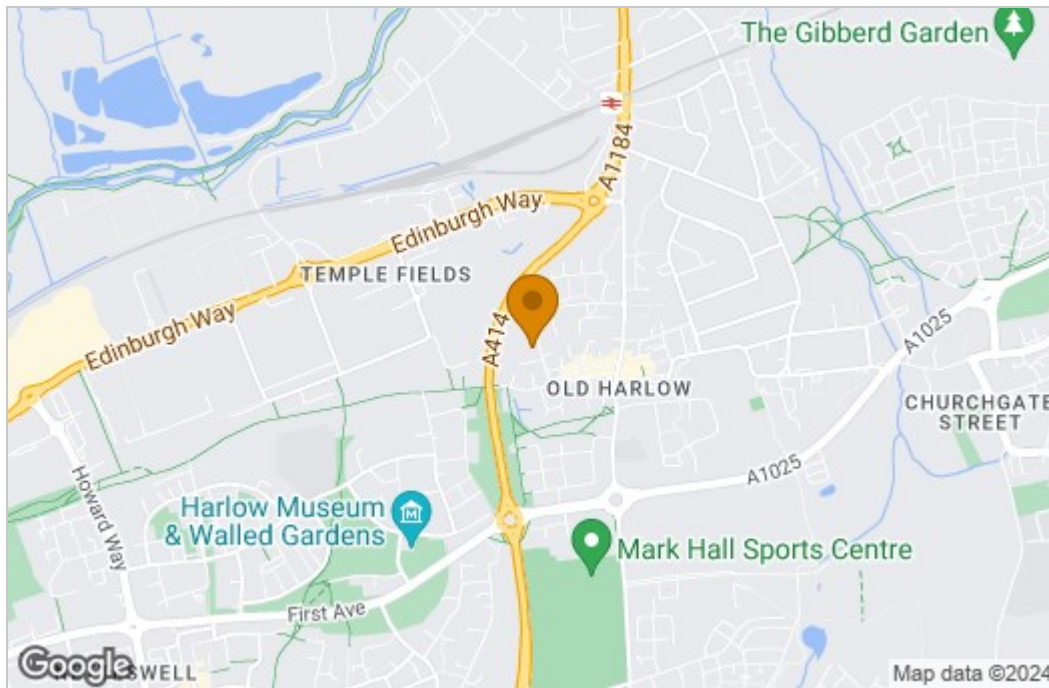


Total area: approx. 111.4 sq. metres (1198.9 sq. feet)

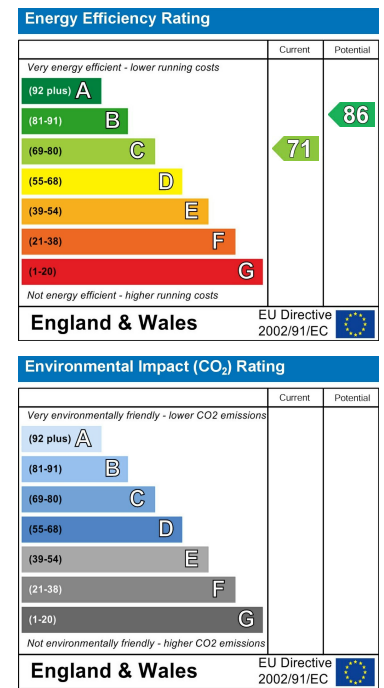
THE FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT TO SCALE. Measurements and features are approximate and may differ from the actual property. Verify all details independently; no liability is accepted for errors or omissions.

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Plan produced using PlanUp.

## Area Map



## Energy Efficiency Graph



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.