



**FORTUNE & COATES**

The People's Estate Agent



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## 1 Birch Walk, Harlow, CM17 0FQ

Guide price £300,000

Guide Price £300,000-£325,000

Fortune and Coates are delighted to offer to the market this two bedroom coach house situated in the sought after location of Birch Walk, Gilden Park, Harlow.

This freehold home was built in 2019 and is maintained to a high standard throughout and comprises front door with stairs that lead to the centre of the home. The Lounge/Kitchen/Diner hosts lots of natural light and boasts a range modern high gloss wall and base units with integrated oven and hob, lighting to the kick boards, space for a sizable dining table and lounge area with Juliette balcony.

The two bedrooms are well proportioned and there is a stylish part tiled family bathroom with over bath shower. Downstairs, The garage has plenty of space for a vehicle and storage.

Lounge/Kitchen/Diner 17'8" x 14'10" (5.41 x 4.54)

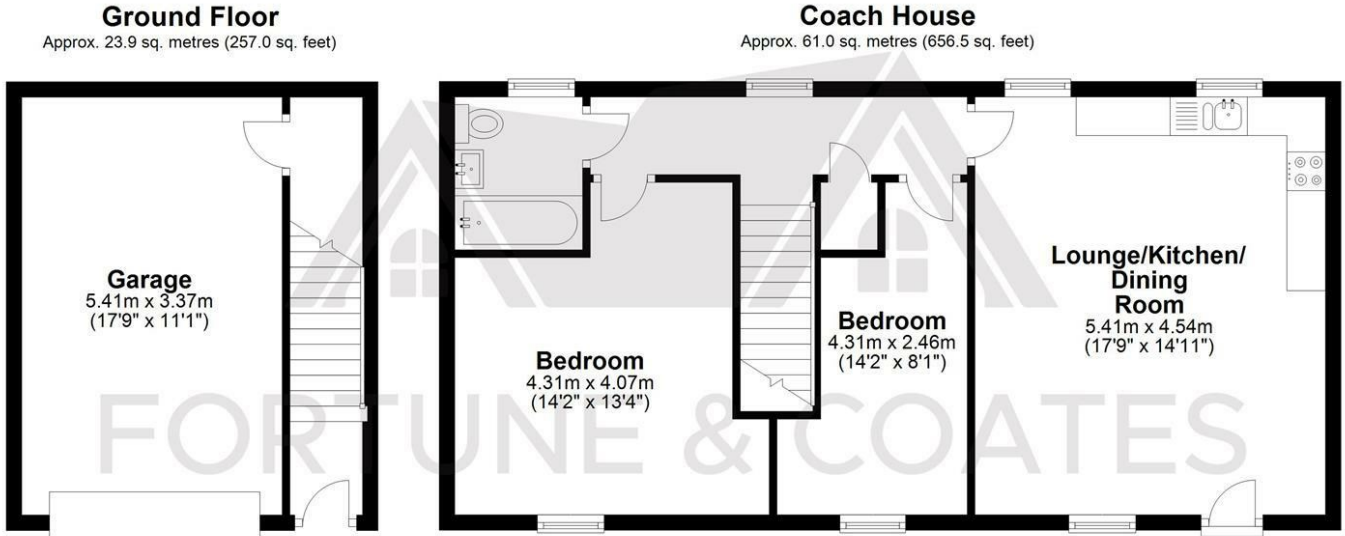
Bedroom 14'1" x 13'4" (4.31 x 4.07)

Bedroom 14'1" x 8'0" (4.31 x 2.46)

Garage 17'8" x 11'0" (5.41 x 3.37)

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

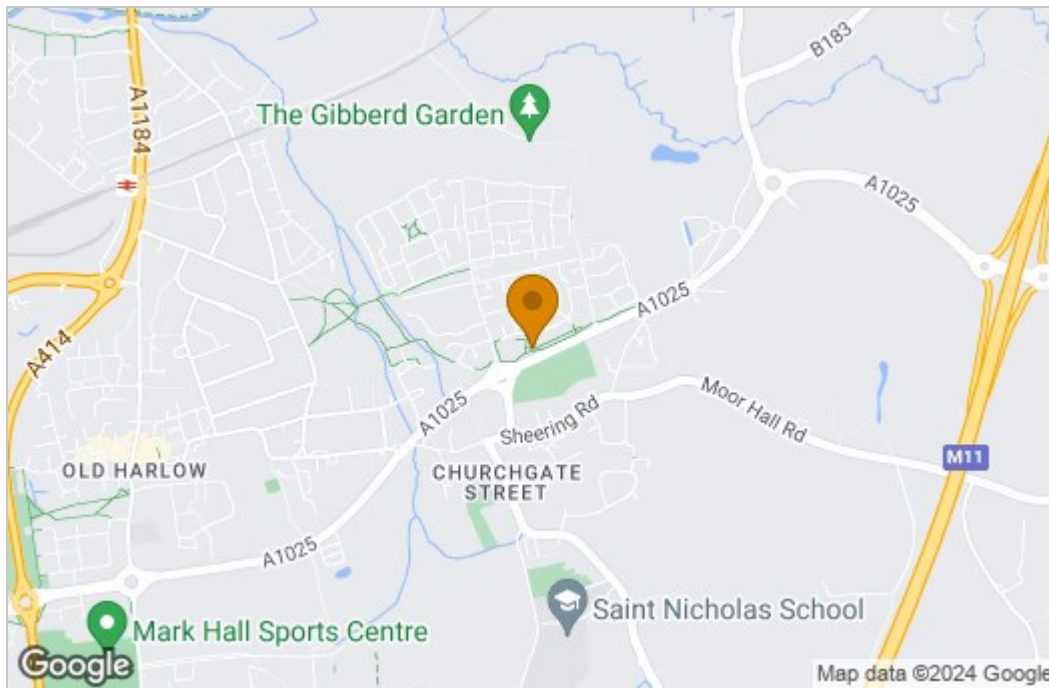


Total area: approx. 84.9 sq. metres (913.5 sq. feet)

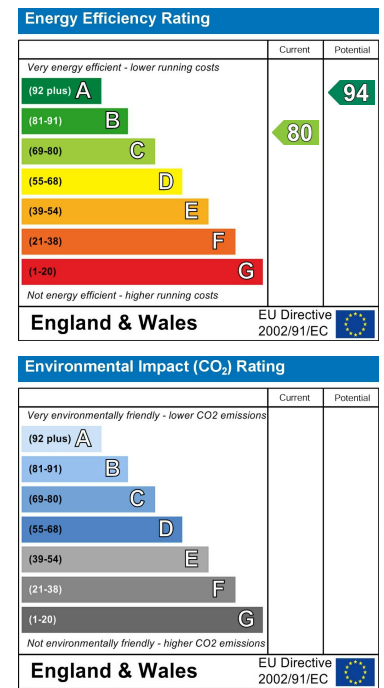
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## Area Map



## Energy Efficiency Graph



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