



**FORTUNE & COATES**

The People's Estate Agent

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



## 10 Marigold Place, Harlow, CM17 0BW

**Guide price £350,000**

Guide Price £350,000-£375,000. Fortune and Coates are delighted to offer to the market this rarely available three bedroom family home with garage and driveway situated in the sought after location of Marigold Place in Old Harlow.

The home has been improved throughout and comprises an inviting entrance hallway with storage cupboard and cloakroom/W.C., spacious and bright lounge/ dining room with french doors that lead out to the rear garden. Kitchen with range of wall and base units, some integrated appliances and plenty of storage cupboards. Upstairs features three well proportioned bedrooms and a "larger than average" family bathroom.

Outside, the rear garden is low maintenance and ideal for entertaining and to the front is a garage with driveway for two vehicles. This is a fabulous home and recommend an early viewing!

Lounge 11'5" x 9'6" (3.5 x 2.9)

Dining Room 7'8" x 9'6" (2.35 x 2.9)

Kitchen 9'5" max x 9'3" (2.89 max x 2.82)

Bedroom 9'11" max x 9'6" (3.03 max x 2.9)

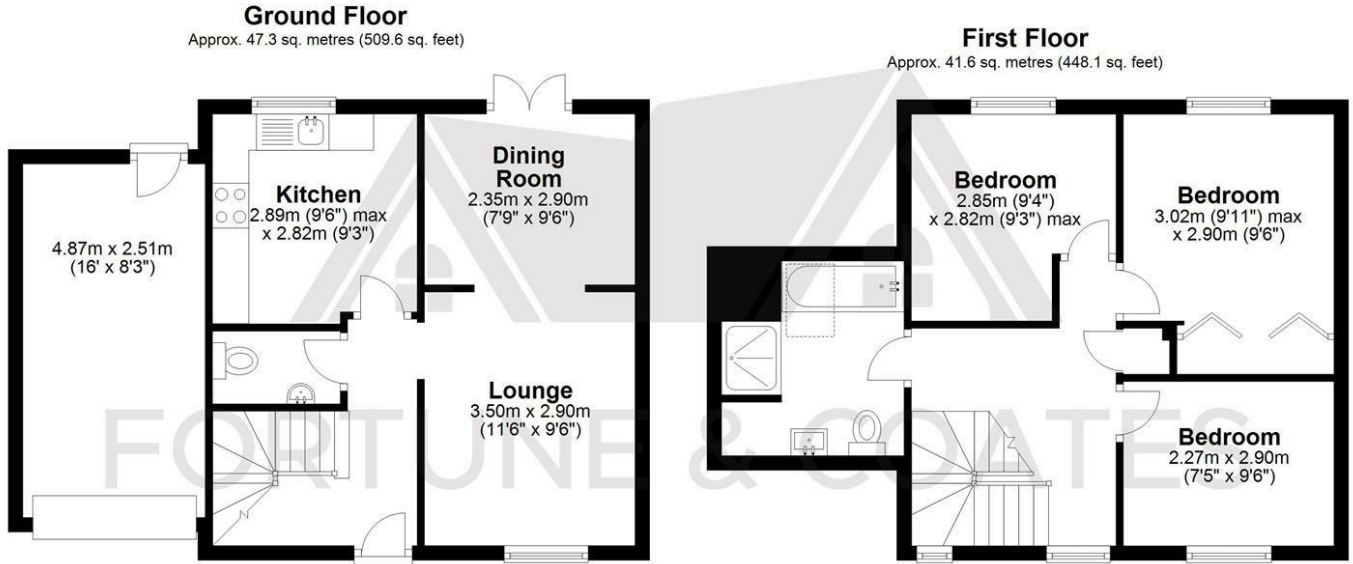
Bedroom 9'4" x 9'3" max (2.85 x 2.82 max)

Bedroom 7'5" x 9'6" (2.27 x 2.9)

Garage 15'11" x 8'2" (4.87 x 2.51)

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# Floor Plan

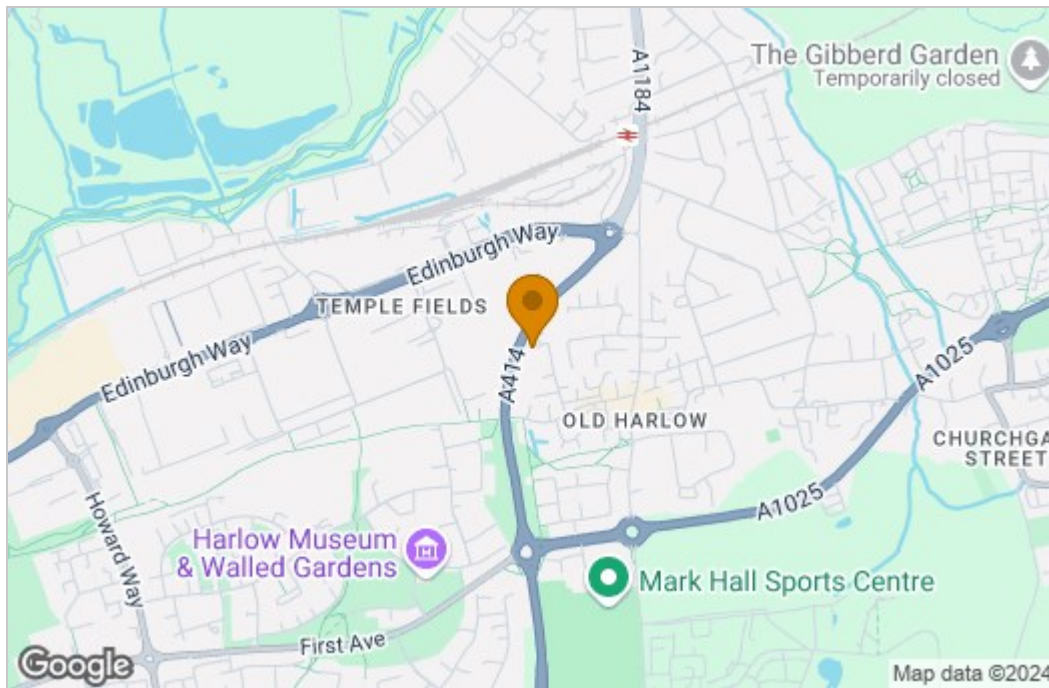


Total area: approx. 89.0 sq. metres (957.7 sq. feet)

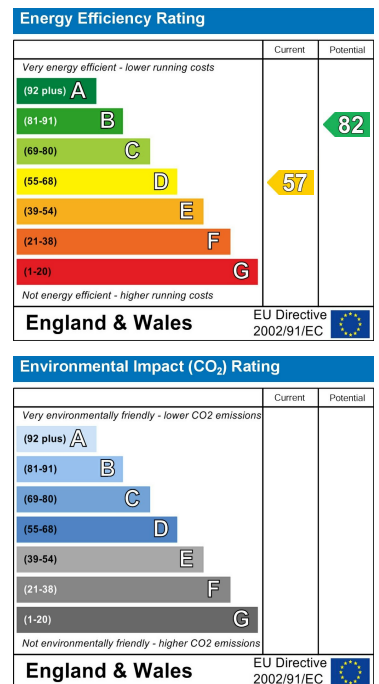
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## Area Map



## Energy Efficiency Graph



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