



**FORTUNE & COATES**

The People's Estate Agent



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## 184 Little Brays, Harlow, CM18 6EZ

Guide price £325,000

Guide Price £325,000-£335,000. Fortune and Coates are pleased to offer to the market this three bedroom mid terraced family home with no onward chain situated in the sought after and popular location of Little Brays, Harlow which is within walking distance of local junior and senior schools, local shopping precinct, amenities and within easy reach of Harlow Town centre with an array of supermarkets, leisure facilities, Princess Alexandra Hospital and Harlow Town Train station with direct links to London, Cambridge and Stansted Airport and easy access to the M11. The property has a lot to offer and comprises spacious entrance hallway, cloakroom/W.C, storage cupboard, spacious and bright lounge with french doors that leads out to the rear garden, recently fitted modern kitchen/diner with range of wall and base units and some integrated appliances and leads to the dining room. Upstairs hosts three well proportioned bedrooms and a family shower room/wet room. Outside, the generous rear garden is mainly laid to lawn with a patio area for entertaining and benefits from being East facing. This will make a great family home and advise an early viewing.

Lounge 13'10" x 10'10" (4.22 x 3.31)

Kitchen 8'11" x 7'8" (2.74 x 2.34)

Dining Room 11'1" x 6'4" (3.38 x 1.94)

Bedroom 10'4" x 10'10" (3.17 x 3.31)

Bedroom 9'8" x 10'10" max (2.95 x 3.31 max)

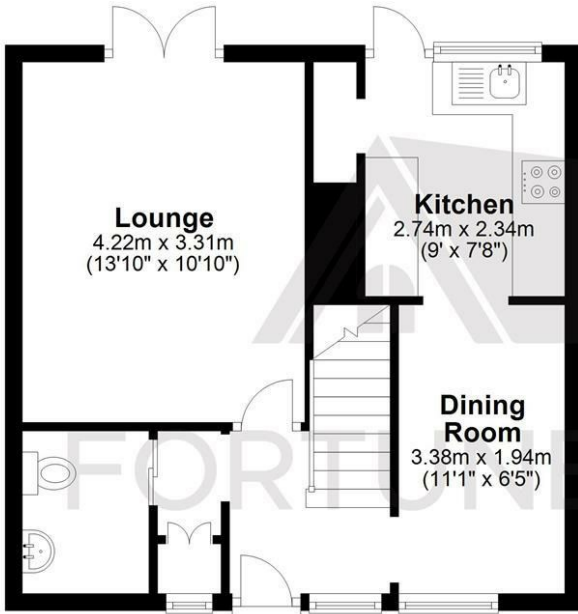
Bedroom 11'1" x 6'6" (3.38 x 2.0)

Please note that these particulars do not form part of any offer or contract. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate.

# Floor Plan

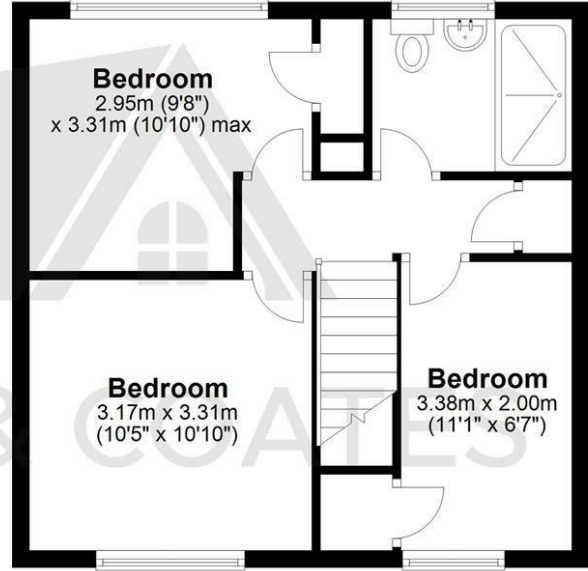
## Ground Floor

Approx. 38.1 sq. metres (410.3 sq. feet)



## First Floor

Approx. 39.5 sq. metres (425.3 sq. feet)

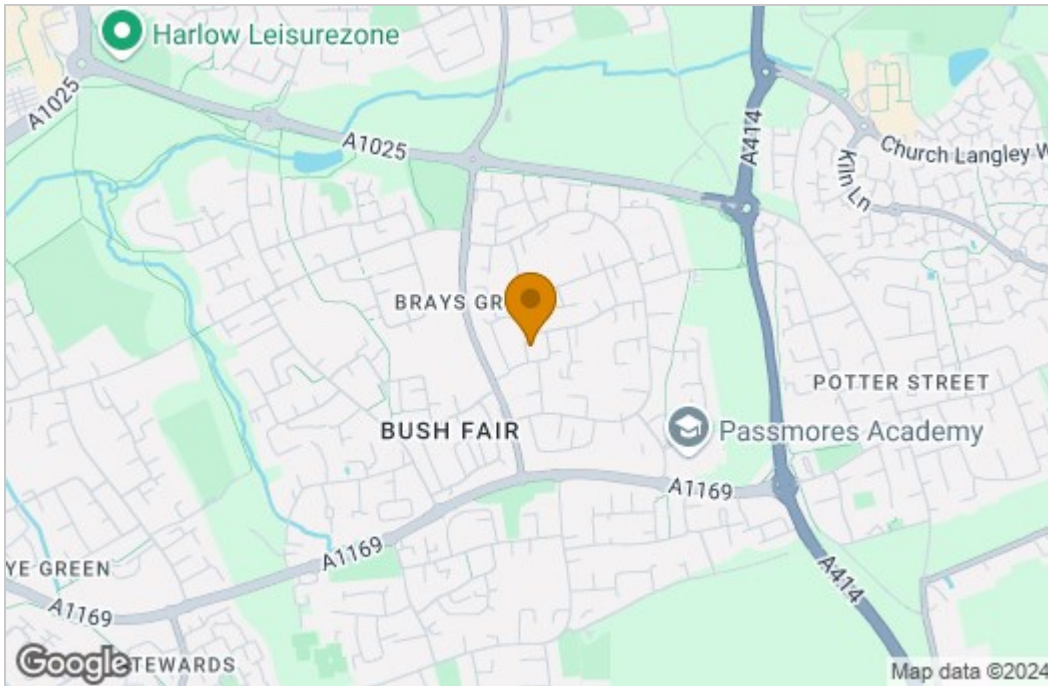


Total area: approx. 77.6 sq. metres (835.6 sq. feet)

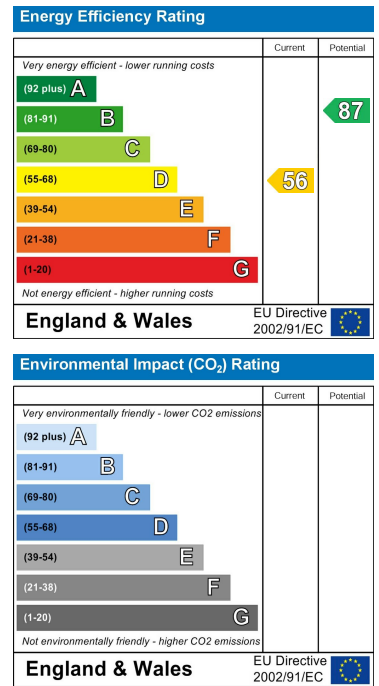
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## Area Map



## 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.