



FORTUNE & COATES

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69 Chiron Square, Harlow, CM18 7FS

Guide price £350,000

Guide Price £350,000-£375,000.

Fortune and Coates are delighted to offer to the market this wonderful two double bedroom family home situated in the popular location of Chiron Square, Harlow.

The home was built in 2020 by Atelier and has been maintained to a high standard by the current vendors. The home comprises an inviting entrance hallway with cloakroom/W.C and under stairs cupboard leading into the open plan lounge/diner and kitchen. The lounge diner is bright and airy with french doors that overlooks the rear garden. The modern kitchen has a range of wall and base units, some integrated appliances and ample cupboard space.

Upstairs features two generous double bedrooms and a stylish family bathroom.

Outside, the rear garden is low maintenance with patio area for entertaining with grassed area. To the front hosts two allocated parking spaces.

Lounge Dining Room

Kitchen

Bedroom

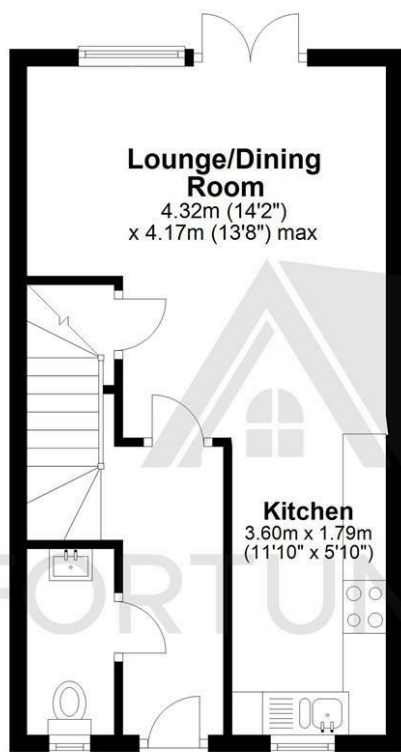
Bedroom

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

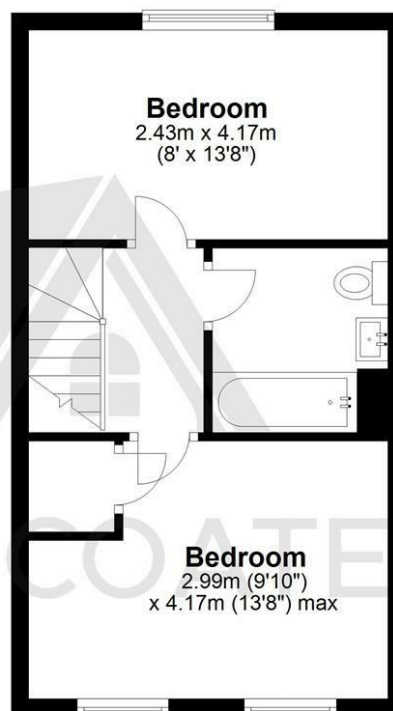
Ground Floor

Approx. 32.4 sq. metres (348.9 sq. feet)



First Floor

Approx. 32.4 sq. metres (348.9 sq. feet)

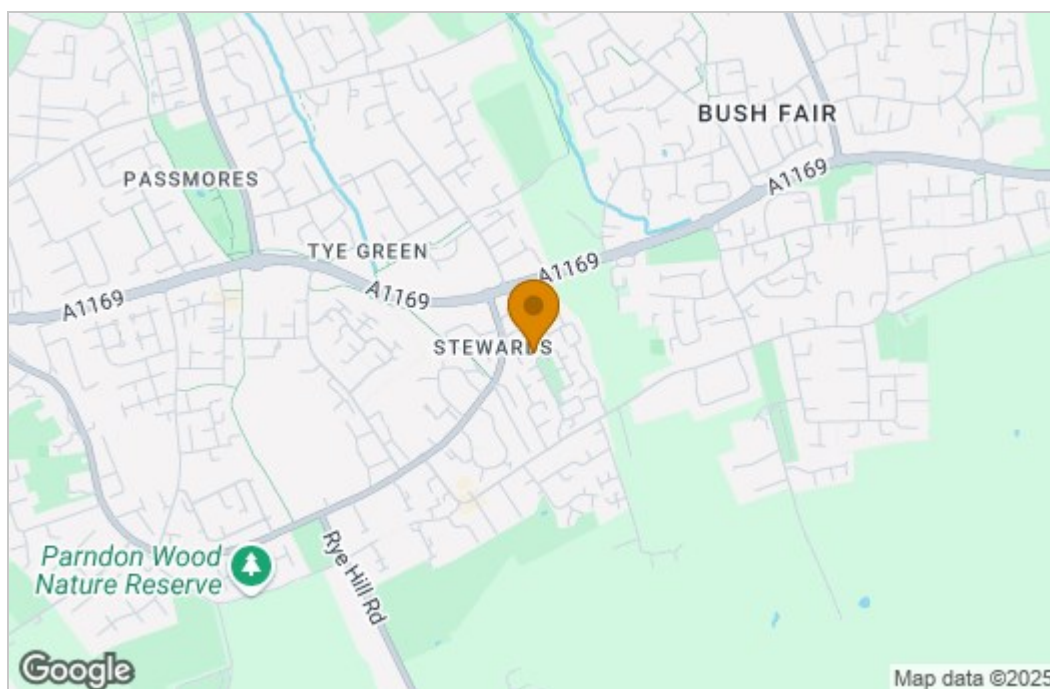


Total area: approx. 64.8 sq. metres (697.9 sq. feet)

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.

Property marketing provided by www.fotomarketing.co.uk

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		84	97
England & Wales		EU Directive 2002/91/EC 	
Environmental Impact (CO ₂) Rating			
		Current	Potential
Very environmentally friendly - lower CO₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO₂ emissions			
England & Wales		EU Directive 2002/91/EC 	

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