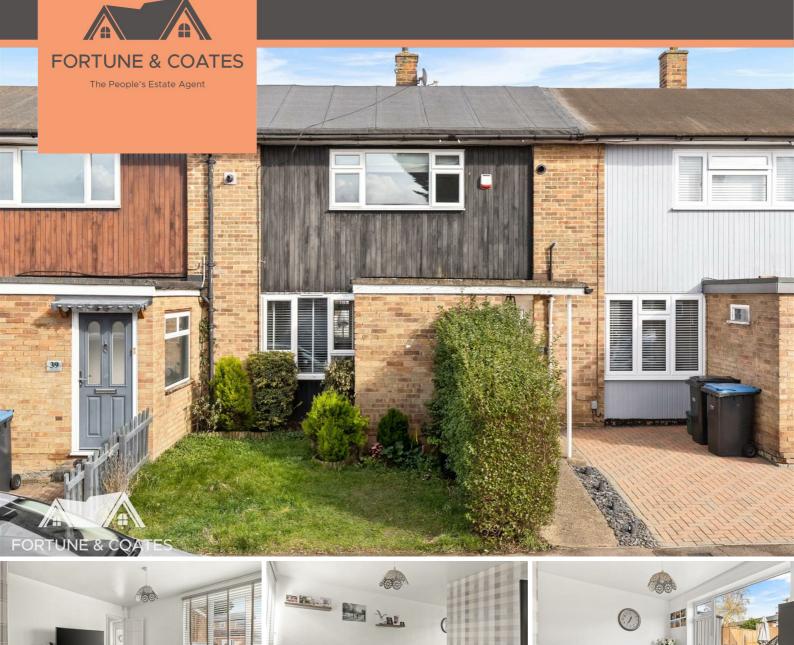
## https://www.fortuneandcoates.co.uk



## 38 Rushes Mead, Harlow, CM18 6QA Guide price £300,000

Guide Price £300,000-£325,000.

Fortune and Coates are delighted to welcome to the market this well presented two bedroom mid terraced family home situated in the sought after and popular location of Rushes Mead, Harlow.

This lovely home comprises an inviting entrance hallway with stairs to the first floor. The comfortable living room is well presented with lots of natural light and leads through to the dining area which is ideal for family dining. The kitchen offers a range of modern wall and base units with integrated oven and hob, plumbing for a washing machine and door that leads to the rear garden.

Upstairs, both bedrooms are generous doubles and the family bathroom is modern with in bath shower and heated towel rail. Outside, the rear garden is mainly laid to

Living Room 10'3" x 12'6" (3.14 x 3.82)

Dining Room 7'6" x 9'10" (2.31 x 3.0)

Kitchen 7'6" x 8'7" (2.31 x 2.62)

Bedroom 8'10" x 15'4" (2.71 x 4.68)

Bedroom 8'5" max x 10'2" (2.59 max x 3.11)

Store 8'10" max x 6'0" (2.70 max x 1.83)

Bar/Outbuilding 15'5" x 14'2" (4.72 x 4.32)

AGENT NOTE: The information provided about this property does not constitute or form part of an

offer or contract, nor may be it be regarded as representations. All interested parties must verify

accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the

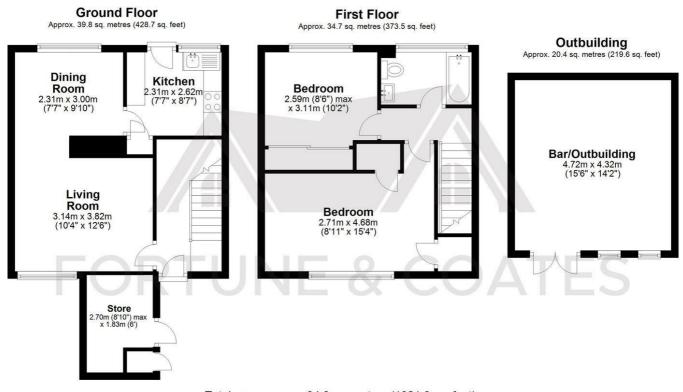
property has been extended/converted, planning/building regulation consents. All dimensions are

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

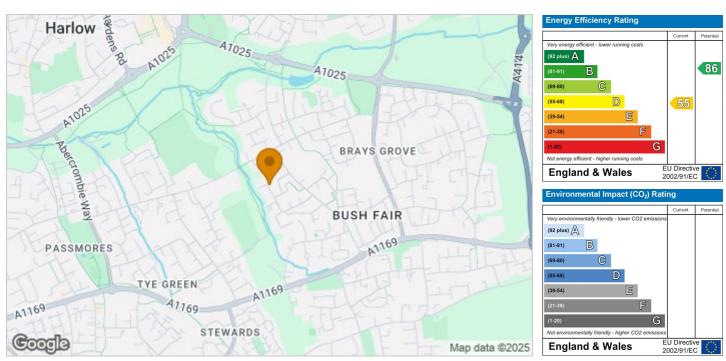
necessarily in working order or fit for the purpose.

Area Map



Total area: approx. 94.9 sq. metres (1021.9 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



## **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 firms employment has the authority to make or give any representation or warranty in respect of the property.