



FORTUNE & COATES

The People's Estate Agent

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



7 Kingsmead Hill, Harlow, CM19 5JG

Guide price £450,000

Guide Price £450,000-£475,000

Fortune and Coates are excited to welcome to the market this wonderful three bedroom semi detached family home situated in the sought after location of Kingsmead Hill, Roydon, Harlow.

This home is very well presented throughout and comprises hallway that leads through to the stylish, light and airy lounge with beautiful Victorian fireplace and lots of room to relax. The modern and recently fitted kitchen offers a range of wall and base units, space for a cooker, integrated fridge/freezer and washing machine, space for tumble dryer, lots of cupboard space and stunning marble style laminate work surfaces. The family bathroom is also downstairs and is presented to a very high standard and features a three piece suite and in bath shower.

Reception Room 15'8" x 11'6" (4.80 x 3.51)

Kitchen

Primary Bedroom 12'4" x 11'9" (3.76 x 3.60)

Walk In Wardrobe

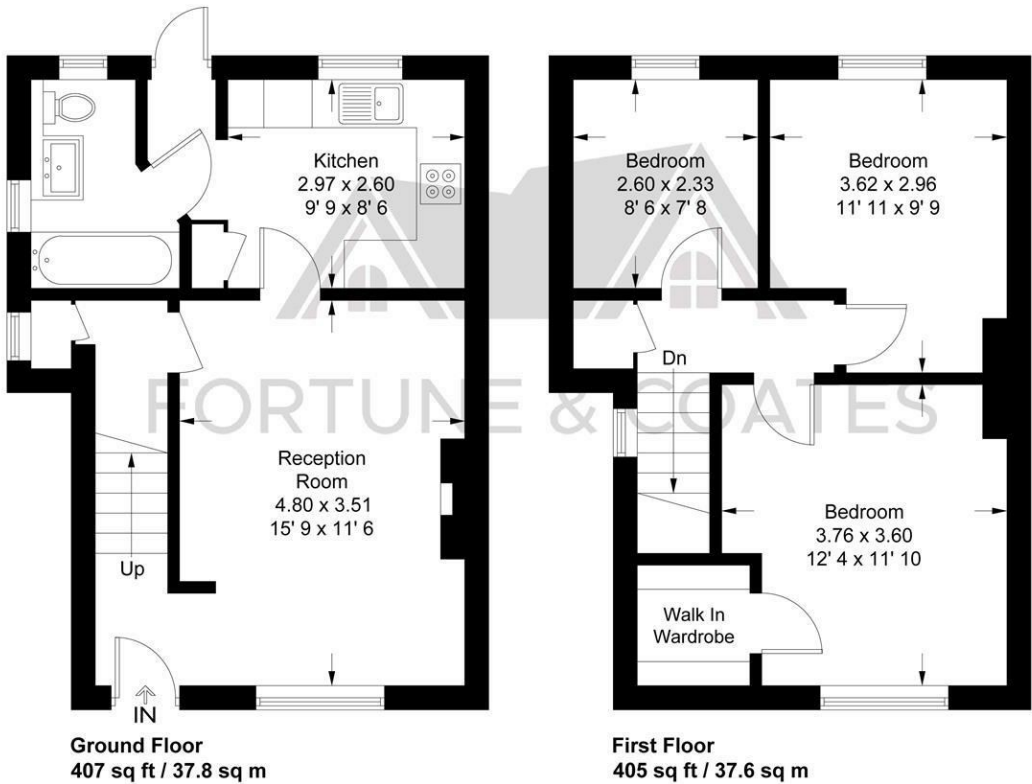
Bedroom 11'10" x 9'8" (3.62 x 2.96)

Bedroom 8'6" x 7'7" (2.60 x 2.33)

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.

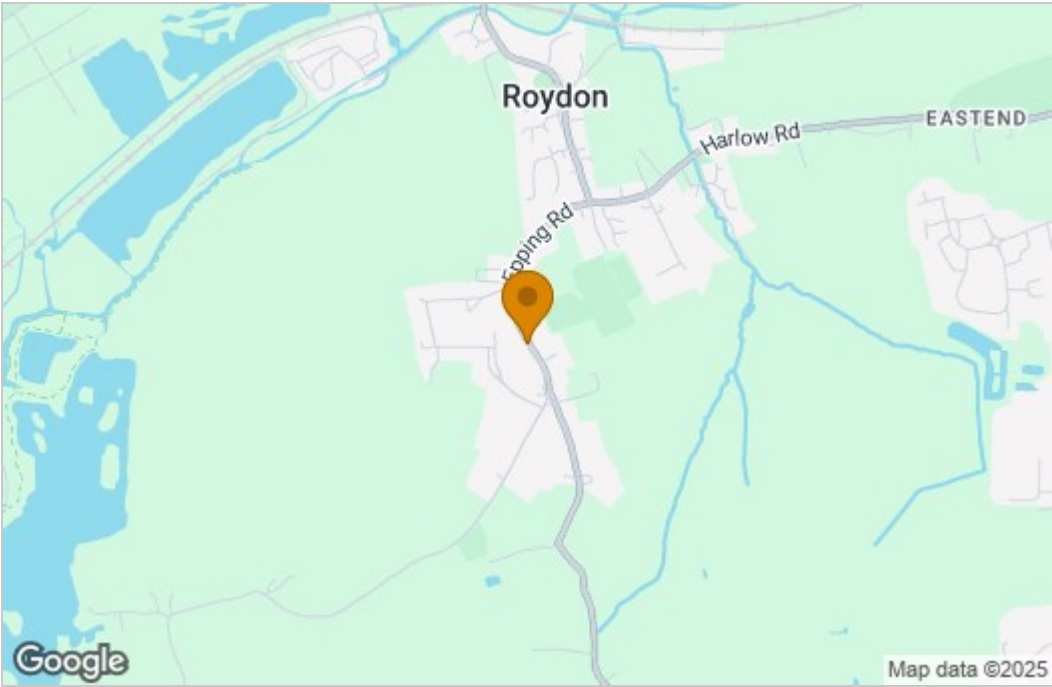
Kingsmead Hill

Approximate Gross Internal Area = 812 sq ft / 75.4 sq m

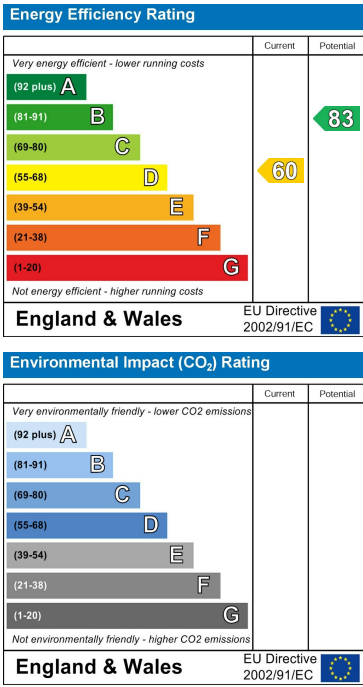


This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

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.