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# 25 St. Andrews Meadow, Harlow, CM18 6BL Guide price £340,000

Guide Price: £340,000 - £350,000

Fortune and Coates are delighted to welcome to the market this lovely two bedroom end of terrace family home situated in a quiet Cul-de-sac overlooking greenery situated in St. Andrews Meadow, Harlow.

This home is very well presented throughout and comprises an inviting entrance hallway with stairs to the first floor. The modern kitchen offers a range of wall and base units with some integrated appliances including oven and hob, extractor fan and fridge freezer, plenty of cupboard space and window to the front. The lounge/diner is bright, airy and comfortable with french doors that open to the rear garden. Upstairs features two larger than average bedrooms and a stylish family bathroom with in bath shower and heated towel rail. Outside, the rear garden is low maintenance and ideal for entertaining. To the front is allocated parking. Lounge/Diner 18'2" x 12'2" (5.56 x 3.71)

Kitchen 12'2" x 6'0" (3.71 x 1.85)

Bedroom 11'8" x 12'2" max (3.56 x 3.71 max)

## Bedroom 11'1" x 12'2" (3.39 x 3.71)

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.

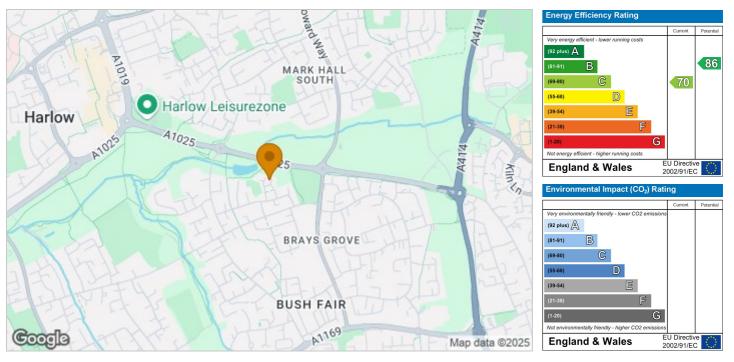
#### **Floor Plan**



Total area: approx. 69.5 sq. metres (748.0 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.

### Area Map