

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



# 14 Brickcroft Hoppit, Harlow, CM17 9FJ Offers in excess of £365,000

Fortune and Coates are excited to offer to the market this two double bedroom end of terraced family home situated in the award winning development of Brickcroft Hoppit, Newhall, Harlow.

The home is well maintained and offers lots of unique features, is open plan and comprises front door that opens into a light and bright reception room/dining area with cloakroom/W.C.

The modern kitchen situated in the centre of the home offers a range of wall and base units, integrated oven and hob, plumbing for washing machine and dishwasher and feature coffered glass ceiling panel moving into the the comfortable lounge which offers lots of natural light from the french doors leading to the rear garden. Going up the stairs, you are welcomed by a landing with a fabulous skylight and two generous double bedrooms and a modern family bathroom with over bath shower. Lounge 12'5" x 11'10" (3.81 x 3.63)

Dining Room 10'5" x 11'10" (3.20 x 3.63)

Kitchen 13'3" x 6'0" (4.04 x 1.83)

Bedroom 11'0" x 11'10" (3.36 x 3.63)

Bedroom 10'6" x 11'11" (3.21 x 3.65)

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

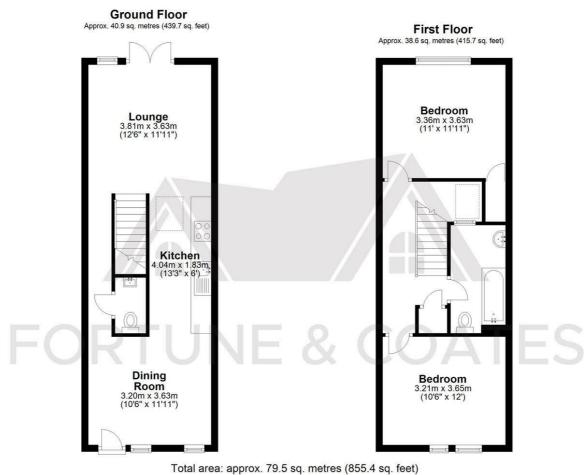
property has been extended/converted, planning/building regulation consents. All dimensions are

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**

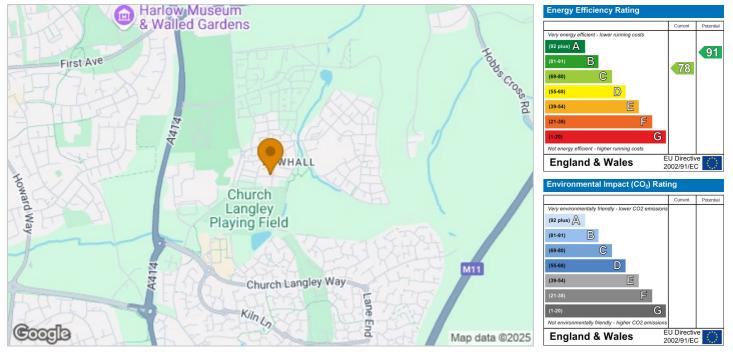


THE FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT TO SCALE. Measurements and features are approximate and may differ from the actual property. Verify all details independently; no liability is accepted for errors or omissions.

Property marketing provided by www.fotomarketing.co.uk

## Area Map

## Energy Efficiency Graph



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.