



**FORTUNE & COATES**

The People's Estate Agent

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



**62 Moorfield, Harlow, CM18 7QG**

**Guide price £325,000**

Fortune and Coates are delighted to welcome to the market this three bedroom mid terraced family home situated in the popular and convenient location of Moorfield, Harlow.

This home is very well presented throughout and comprises an inviting entrance hallway that leads through to the impressive fully fitted kitchen with a range Cooker, built in fridge and microwave, modern wall and base units, butler sink, granite work surfaces and plenty of cupboard space and the utility area has plumbing for washing machine and tumble dryer with further storage. The dining room offers plenty of space for family or formal dining, leading to the kitchen and sunny conservatory that overlooks the rear garden. The lounge is comfortable, bright and spacious with feature fireplace. Upstairs features three well proportioned bedrooms, The master bedroom has built in units and fitted wardrobes and a stylish family bathroom with in bath shower. Outside, the rear garden is low maintenance with shrubs and plants to

Living Room 15'10" x 12'9" (4.84 x 3.89)

Dining Room 11'0" x 6'0" (3.36 x 1.83)

Kitchen

Utility 5'1" x 9'6" (1.57 x 2.92)

Conservatory

Bedroom 9'7" x 13'3" max (2.94 x 4.06 max)

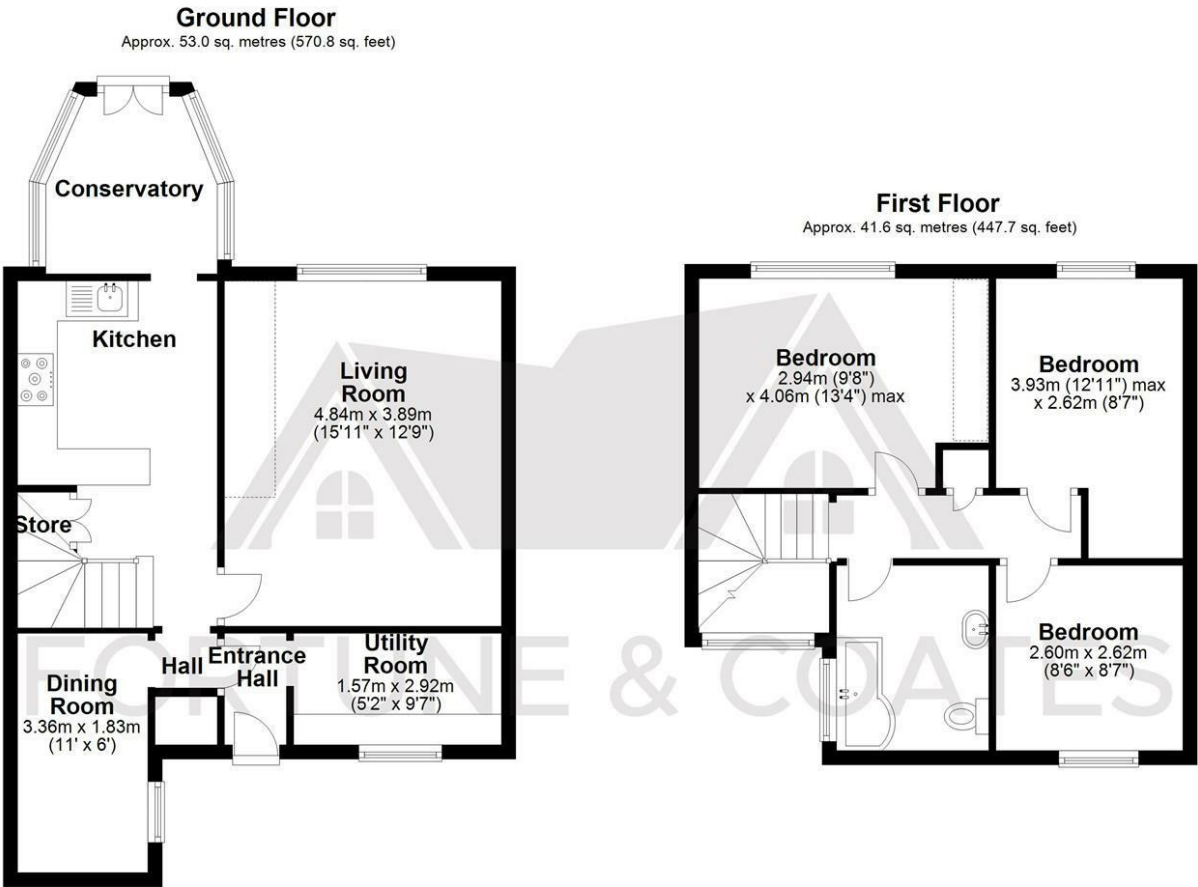
Bedroom 12'10" max x 8'7" (3.93 max x 2.62)

Bedroom 8'6" x 8'7" (2.60 x 2.62)

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.



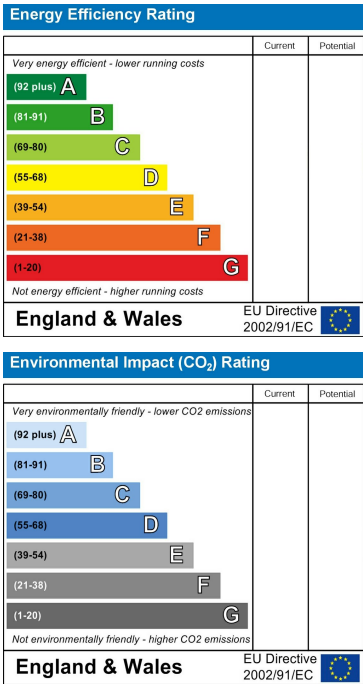
Floor Plan



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.