



FORTUNE & COATES

The People's Estate Agent

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



FORTUNE & COATES



24 Mill green, Roydon Marina, Harlow, CM19 5EJ

£240,000

Fortune and Coates are delighted to welcome to the market this wonderful two bedroom/two bathroom lodge situated in the popular and convenient location of Roydon maria Village, Roydon, Harlow.

This lodge offers a 12 month occupancy and is immaculately presented throughout with many inviting features and comprises open plan living/kitchen/diner with a range of modern wall and base units with integrated oven, hob and extractor fan, space for a fridge/freezer, plumbing for washing machine and ample cupboard space. The lounge/dining area hosts a comfortable feel with lots of natural light through the floor to ceiling windows, french doors and vaulted ceilings. The primary bedroom features an en-suite shower room and walk in wardrobe. The second bedroom is also double in size and the modern family bathroom room features a shower attachment, low level w.c. and pedestal basin. Outside, the home offers a generous veranda which is ideal for entertaining and enjoying the sunshine. As for parking, there

Lounge/Diner 19'4" x 21'11" (5.91 x 6.69)

Kitchen 9'4" x 8'8" (2.85 x 2.65)

Bedroom 9'4" x 9'1" (2.85 x 2.77)

En-Suite Shower Room

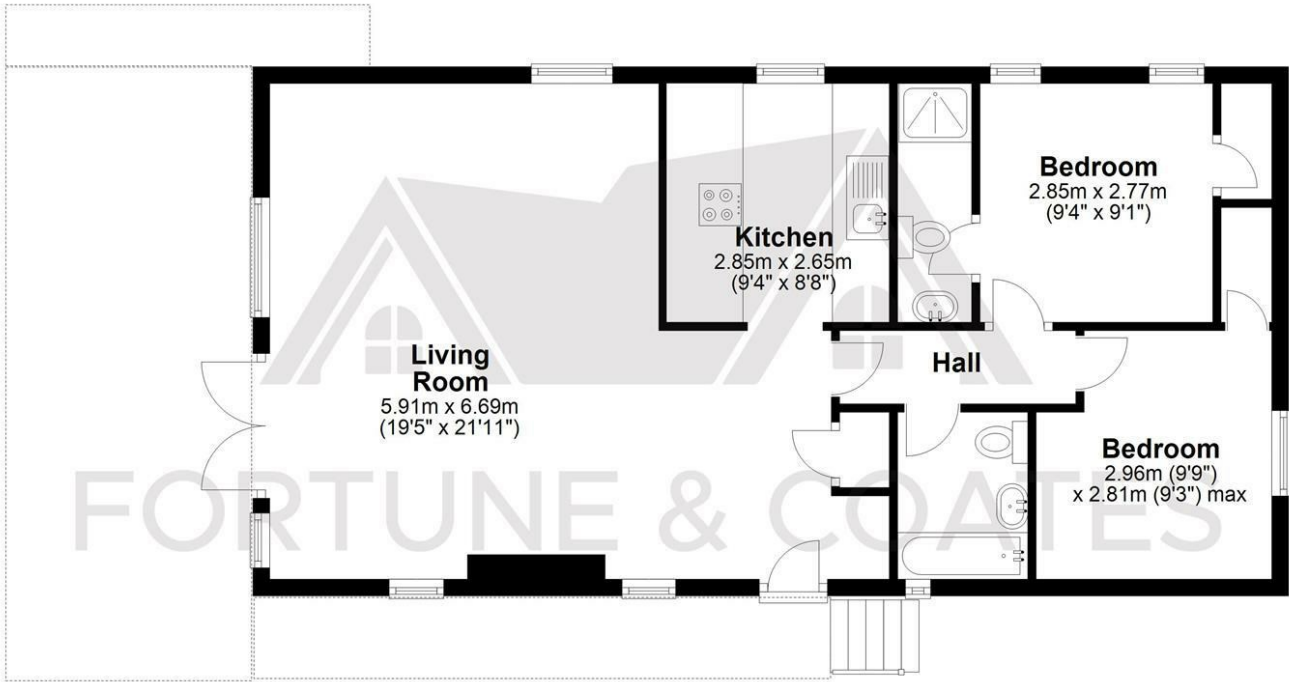
Bedroom 9'8" x 9'2" max (2.96 x 2.81 max)

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

Ground Floor

Approx. 70.5 sq. metres (758.4 sq. feet)

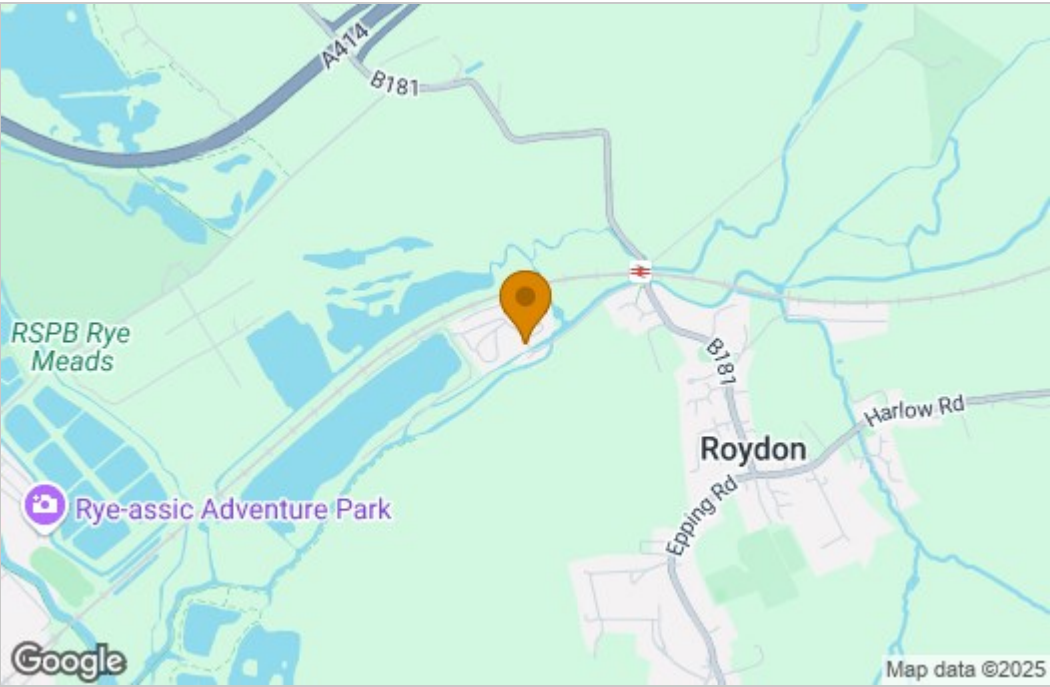


Total area: approx. 70.5 sq. metres (758.4 sq. feet)

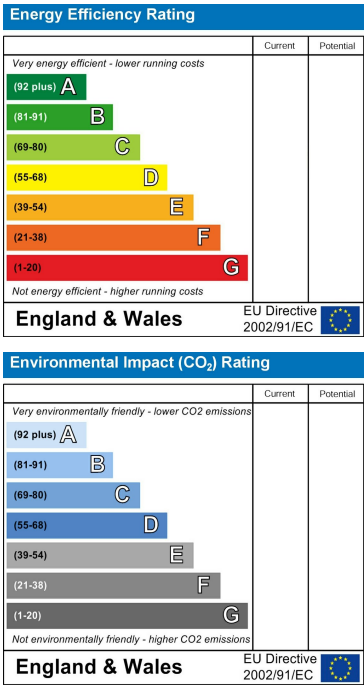
THE FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT TO SCALE. Measurements and features are approximate and may differ from the actual property. Verify all details independently; no liability is accepted for errors or omissions.

Property marketing provided by www.fotomarketing.co.uk

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.