



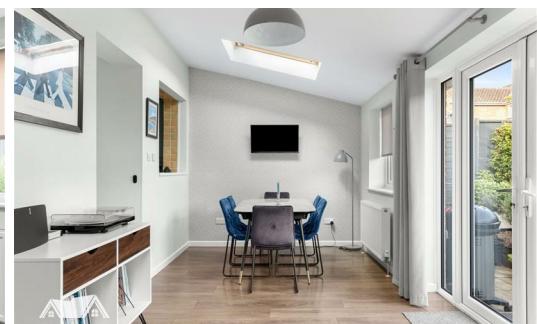
FORTUNE & COATES

The People's Estate Agent

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



FORTUNE & COATES



297 Westfield, Harlow, CM18 6AS

Asking price £375,000

Fortune and Coates are excited to welcome to the market this beautiful extended three bedroom family home situated in the sought after and convenient location of Westfield, Harlow.

This home is very well presented throughout and comprises an inviting entrance hallway with stairs to the first floor and door through to the study/office/additional bedroom space. The kitchen is spacious and offers a range of wall and base units with space for a cooker and american fridge/freezer, plumbing for a washing machine and dishwasher, plenty of cupboard space and door with access the front of the home. The lounge/sitting room is comfortable and bright and is situated next to the generous dining room that hosts sky light windows, french doors that overlook the rear garden and is perfect for family and formal dining. Upstairs features three well proportioned bedrooms with the primary having built in wardrobes. The modern bathroom offers an in bath shower and there is a separate W.C. Outside, the rear

Sitting Room 10'5" x 10'10" (3.20 x 3.32)

Kitchen 13'1" x 15'10" (4.0 x 4.84)

Dining Room 20'10" x 8'9" (6.36 x 2.68)

Study 10'0" x 7'10" (3.05 x 2.40)

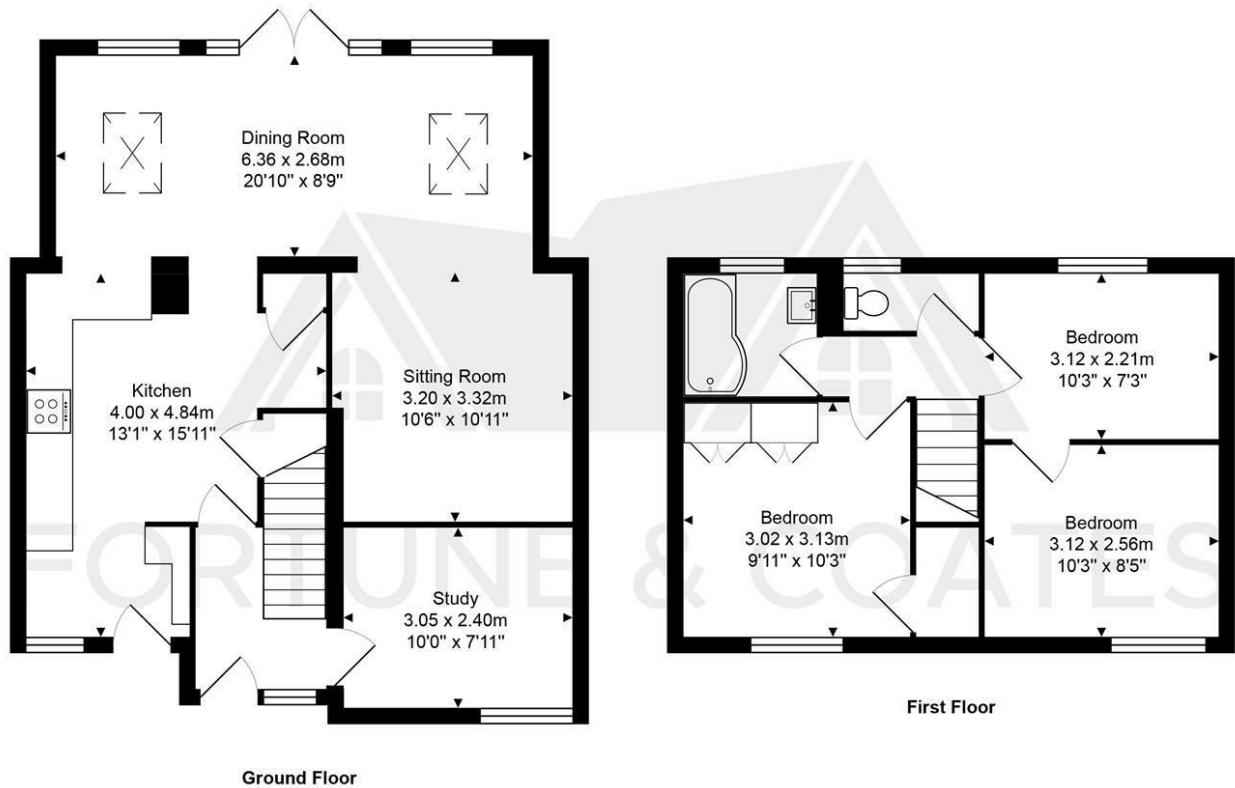
Bedroom 9'10" x 10'3" (3.02 x 3.13)

Bedroom 10'2" x 8'4" (3.12 x 2.56)

Bedroom 10'2" x 7'3" (3.12 x 2.21)

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

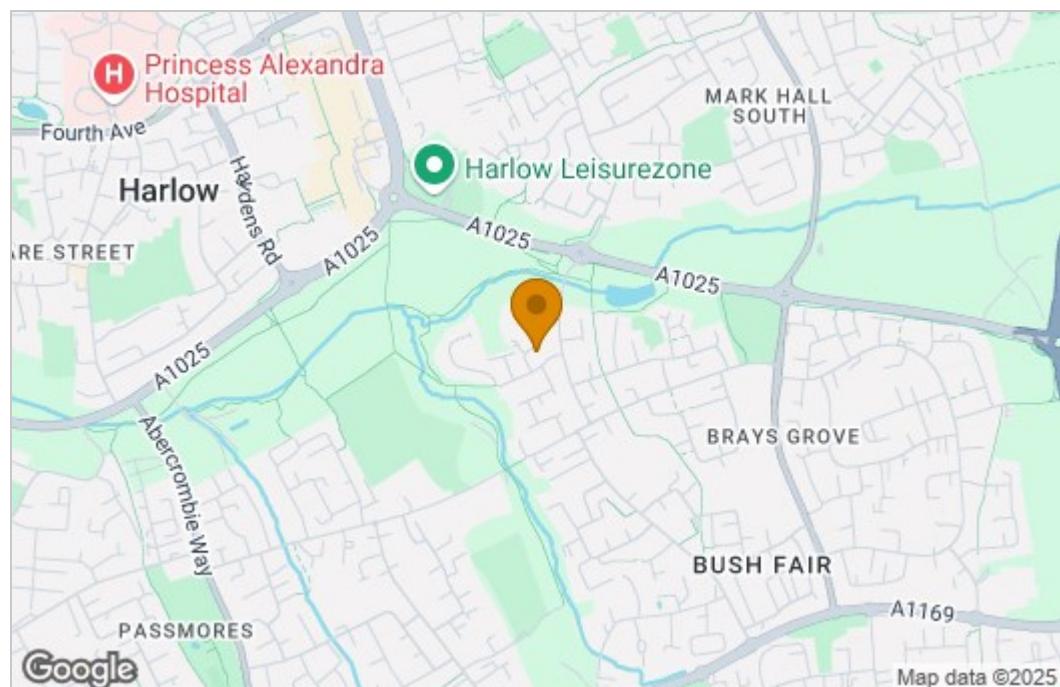
First Floor

Total Area: approx. 92.6 m² ... 997 ft²

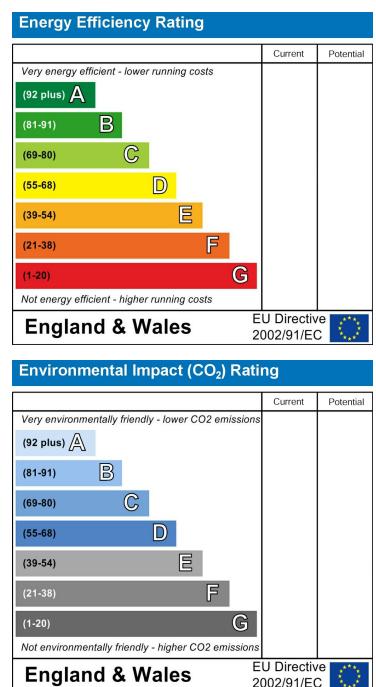
THE FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT TO SCALE.
Measurements and features are approximate and may differ from the actual property. Verify all details independently; no liability
is accepted for errors or omissions.

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.