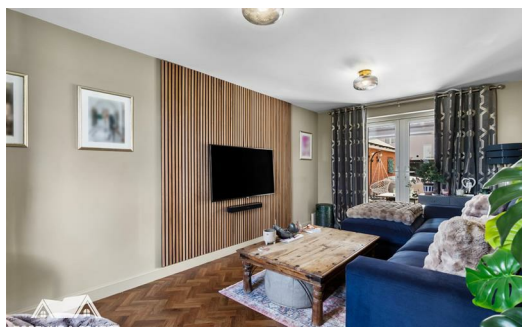




**FORTUNE & COATES**

The People's Estate Agent

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



**40 Wren street, Harlow, CM17 0SU**

**Guide price £575,000**

Guide Price £575,000-£600,000. Fortune and Coates are delighted to offer to the market this four-bedroom family home situated in the location of Wren Street, Harlow.

Upon entering, you are greeted by an inviting entrance hallway that leads to a convenient downstairs W/C and provides access to all main rooms. The living room is a generous open space, adorned with oak-styled flooring and benefiting from dual aspects that flood the area with natural light. French doors open out onto the beautifully landscaped rear garden, creating a seamless connection between indoor and outdoor living. The dining room is a bright and contemporary space, ideal for entertaining family and friends.

The kitchen is a true highlight of the home, featuring a sleek design with a stylish tiled backsplash, ample wall and base units, and integrated appliances including an

Living room 10'2" x 16'9" (3.10 x 5.12)

Kitchen 15'2" x 15'1" (4.63 x 4.60)

Dining room 9'10" x 10'10" (3.00 x 3.31)

Bedroom 13'2" x 11'2" (4.02 x 3.41)

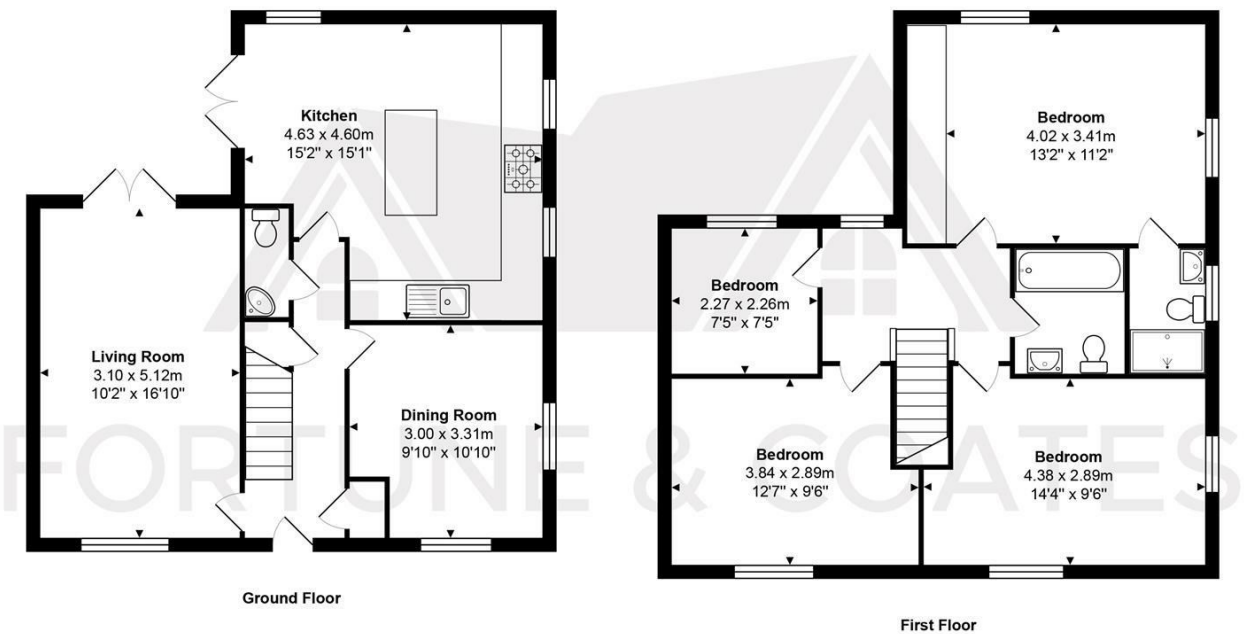
Bedroom 14'4" x 9'5" (4.38 x 2.89)

Bedroom 12'7" x 9'5" (3.84 x 2.89)

Bedroom 7'5" x 7'4" (2.27 x 2.26)

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

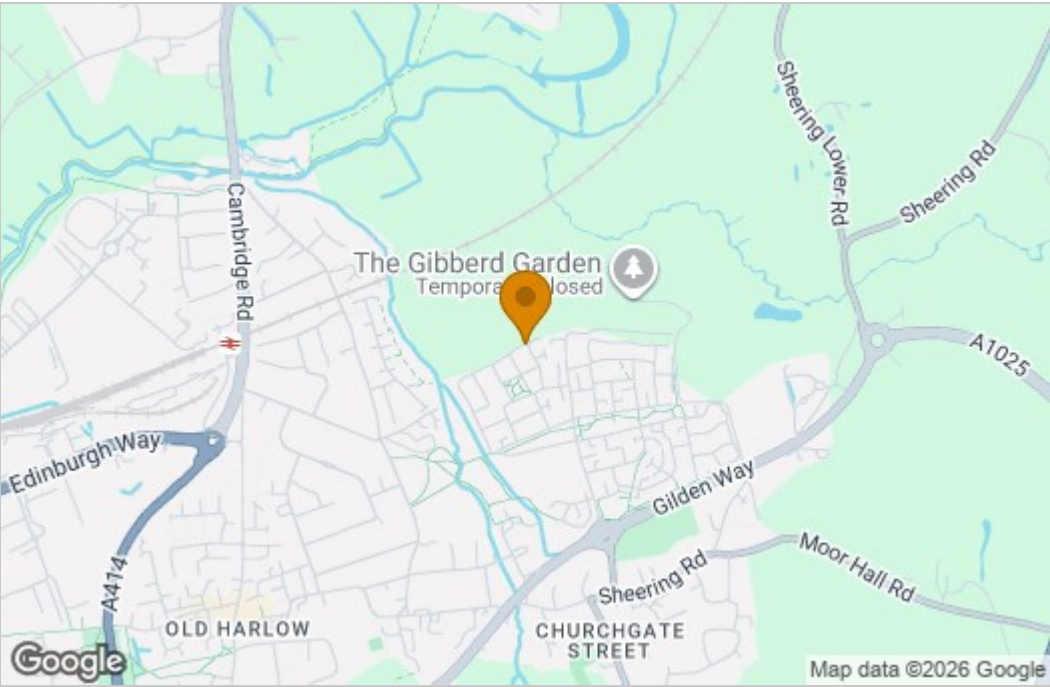


Total Area: approx. 111.4 m<sup>2</sup> ... 1199 ft<sup>2</sup>

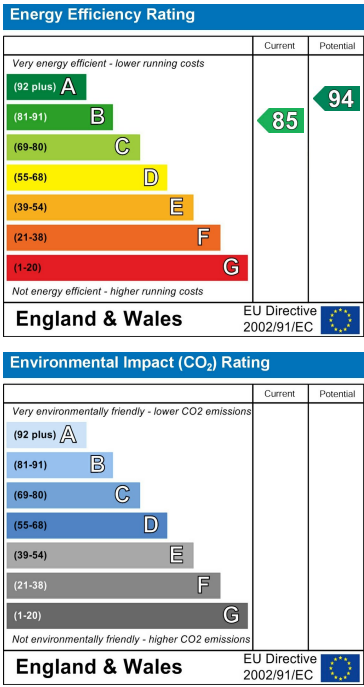
THE FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT TO SCALE.  
Measurements and features are approximate and may differ from the actual property. Verify all details independently; no liability is accepted for errors or omissions.

Property marketing provided by [www.fotomarketing.co.uk](http://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.