



FORTUNE & COATES

The People's Estate Agent

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



15 Simplicity Lane, Harlow, CM17 9JZ

Asking price £350,000

Fortune and Coates are excited to welcome to the market this two bedroom maisonette situated in the highly sought after and popular location of Simplicity Lane, Newhall, Harlow.

As you enter, you have an entrance lobby with a large storage cupboard, two generously sized double bedrooms one with an en-suite, each offering plenty of storage to accommodate your needs. The layout of the property ensures that both rooms are bathed in natural light, creating a warm and inviting atmosphere.

Venturing upstairs, you are welcomed by a bright and airy open plan living room and dining area, which effortlessly flows into the well-appointed kitchen. This culinary space is equipped with an integrated oven, hob, and fridge, complemented by ample cupboard space, making it ideal for both cooking and entertaining.

Living room 13'3" x 15'10" (4.06 x 4.85)

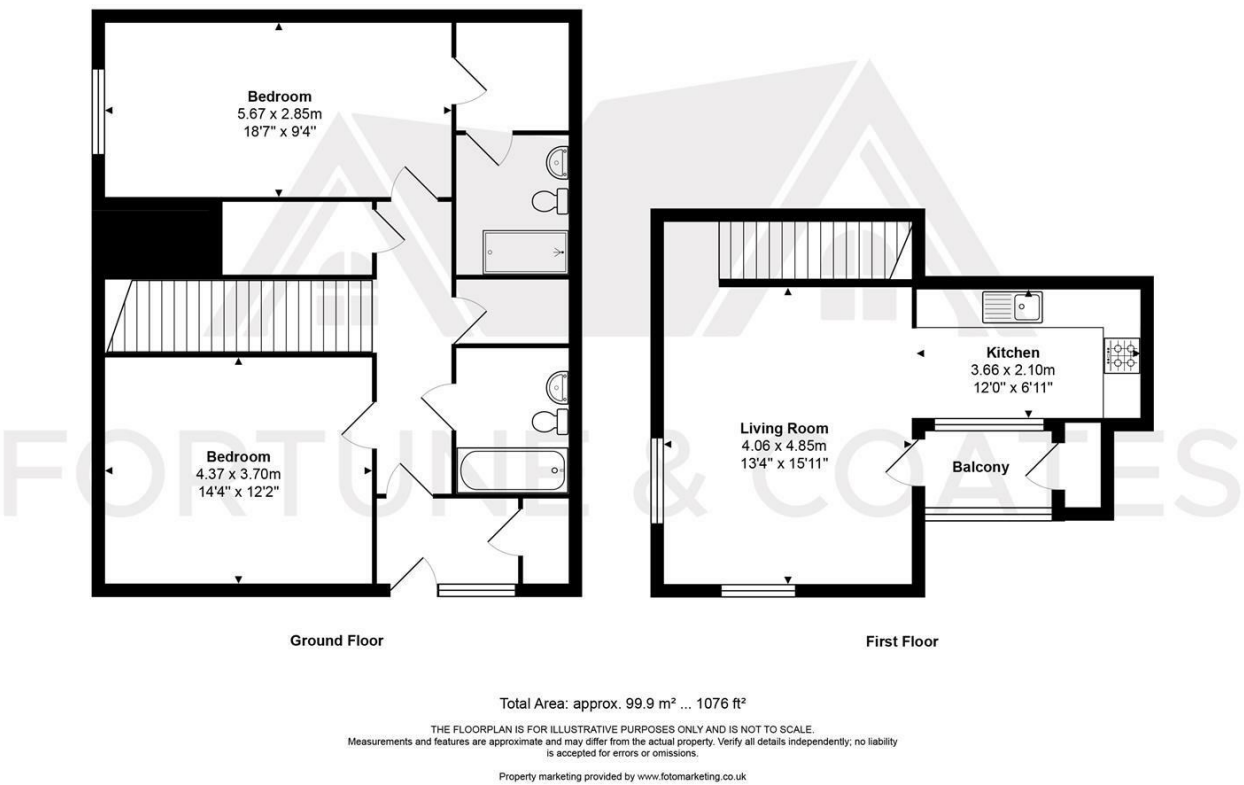
Kitchen 12'0" x 6'10" (3.66 x 2.10)

Bedroom 18'7" x 9'4" (5.67 x 2.85)

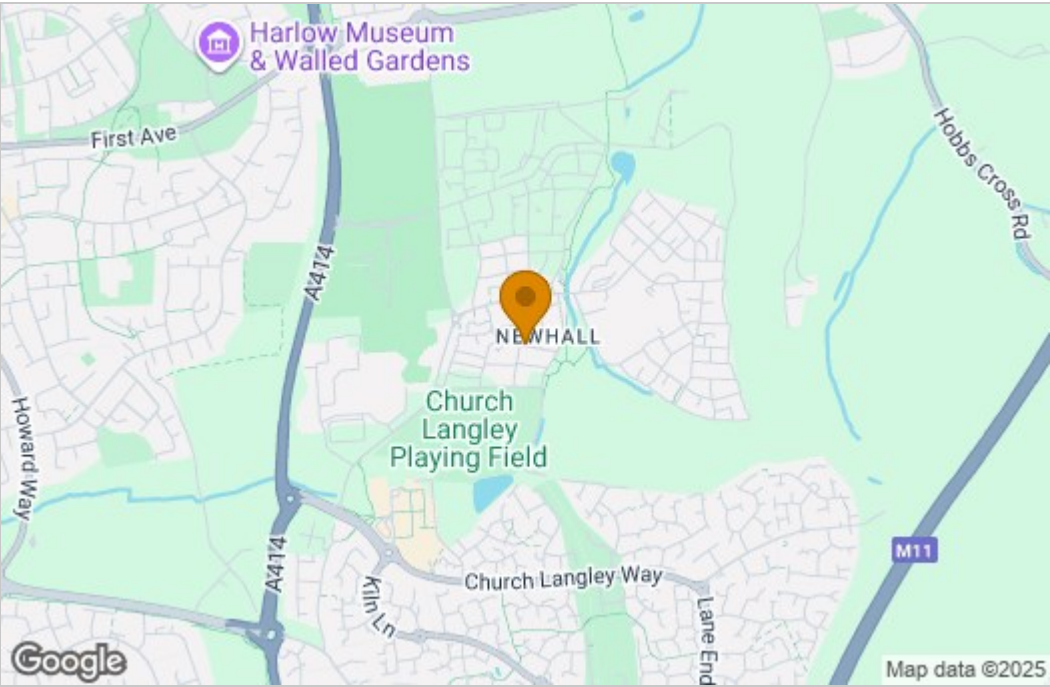
Bedroom 14'4" x 12'1" (4.37 x 3.70)

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 t h e p r o p e r t y h a s b e e n 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.

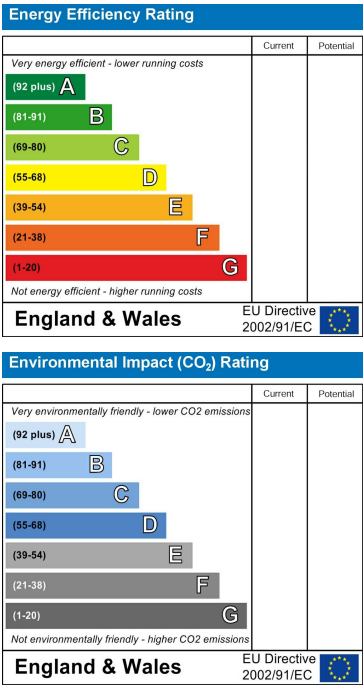
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.