



FORTUNE & COATES

The People's Estate Agent

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49 Sheldon Close, Harlow, CM17 9QR

Guide price £325,000

Guide Price £325,000-£350,000. Fortune and Coates are delighted to offer to the market this two-bedroom family home situated in the desirable area of Sheldon Close, Church Langley.

Upon entering, you are greeted by an inviting entrance that leads into your lounge/diner, providing an ideal space for relaxation and entertaining. The lounge features a staircase that ascends to the first floor, seamlessly connecting the living areas.

The well-appointed kitchen is a highlight of the home, boasting sleek white cupboards and an array of integrated appliances, including an oven, hob, microwave, and fridge/freezer. With ample cupboard space and a patio door that opens out to the rear garden, this kitchen is both functional and stylish.

Lounge 15'8 x 11'7 (4.78m x 3.53m)

Kitchen 11'6 x 6'3 (3.51m x 1.91m)

Landing

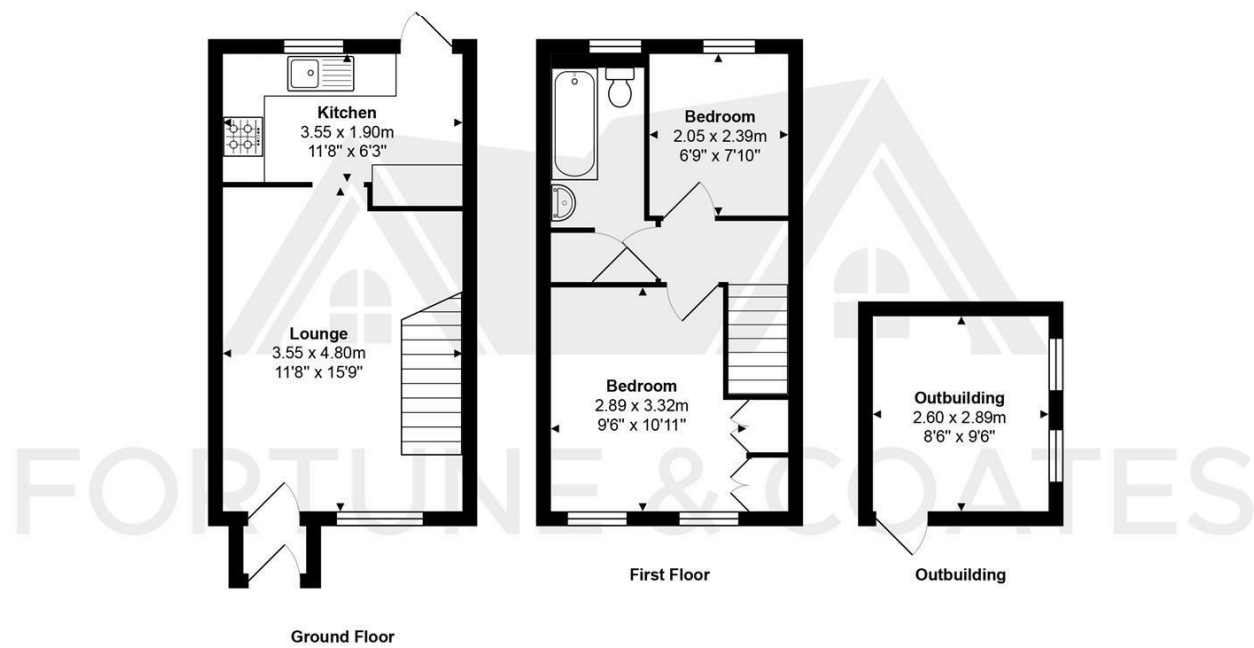
Bedroom One 10'9 x 8'4 (3.28m x 2.54m)

Bedroom Two 7'7 x 6'7 (2.31m x 2.01m)

Bathroom

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

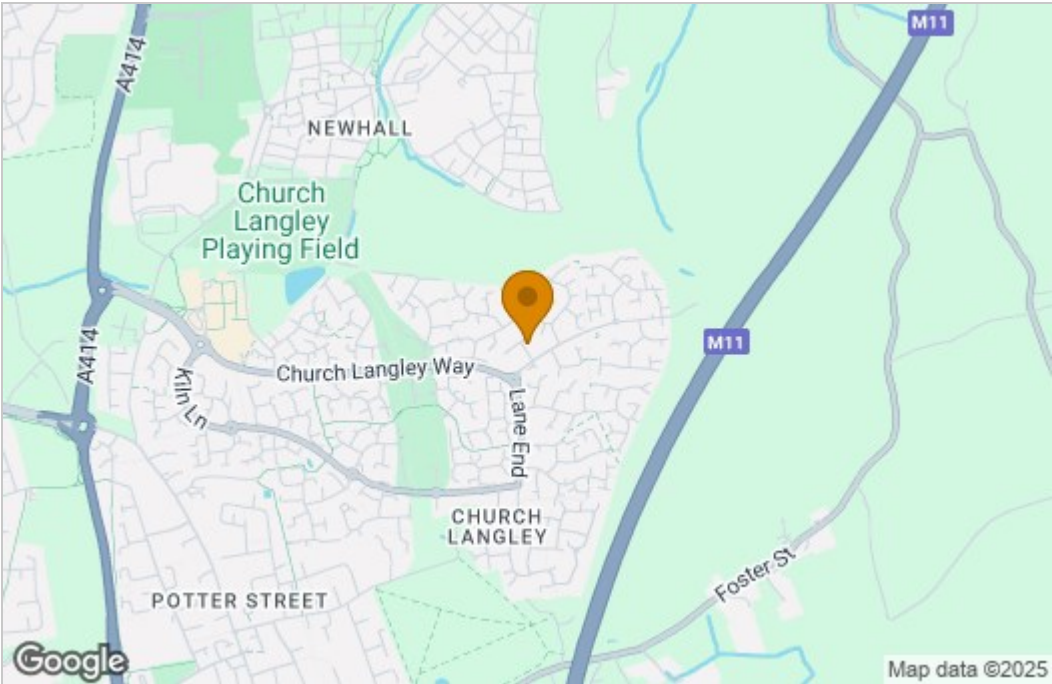


Total Area: approx. 56.2 m² ... 605 ft²

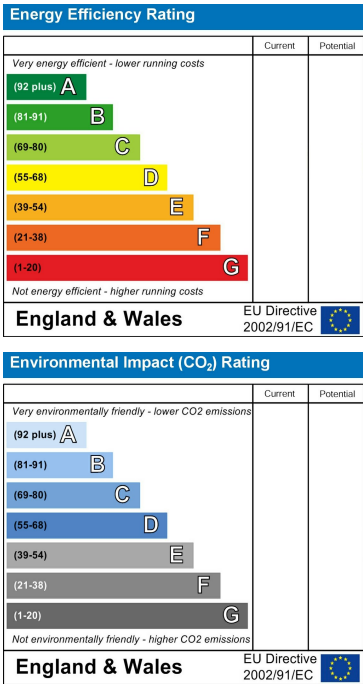
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Measurements and features are approximate and may differ from the actual property. Verify all details independently; no liability is accepted for errors or omissions.

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Area Map



Energy Efficiency Graph



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