



FORTUNE & COATES

The People's Estate Agent

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



9 Mallards Rise, Harlow, CM17 9PJ

Guide price £325,000

Guide Price £325,000-£350,000. Fortune and Coates are excited to offer to the market this two bedroom terraced family home situated in the popular and sought after location of Mallards Rise, Church Langley.

Upon entering, you are greeted by an inviting entrance porch that leads into a spacious open plan lounge and dining area. This bright space is perfect for both relaxation and entertaining. The kitchen is equipped with a stylish range of wall and base units, as well as an integrated oven and hob with elegant French doors that open out to the rear garden, seamlessly blending indoor and outdoor living.

Venturing upstairs, you will find two generously sized double bedrooms, providing plenty of room for storage and furnishings. The modern family bathroom is partially

Lounge/Dining Room

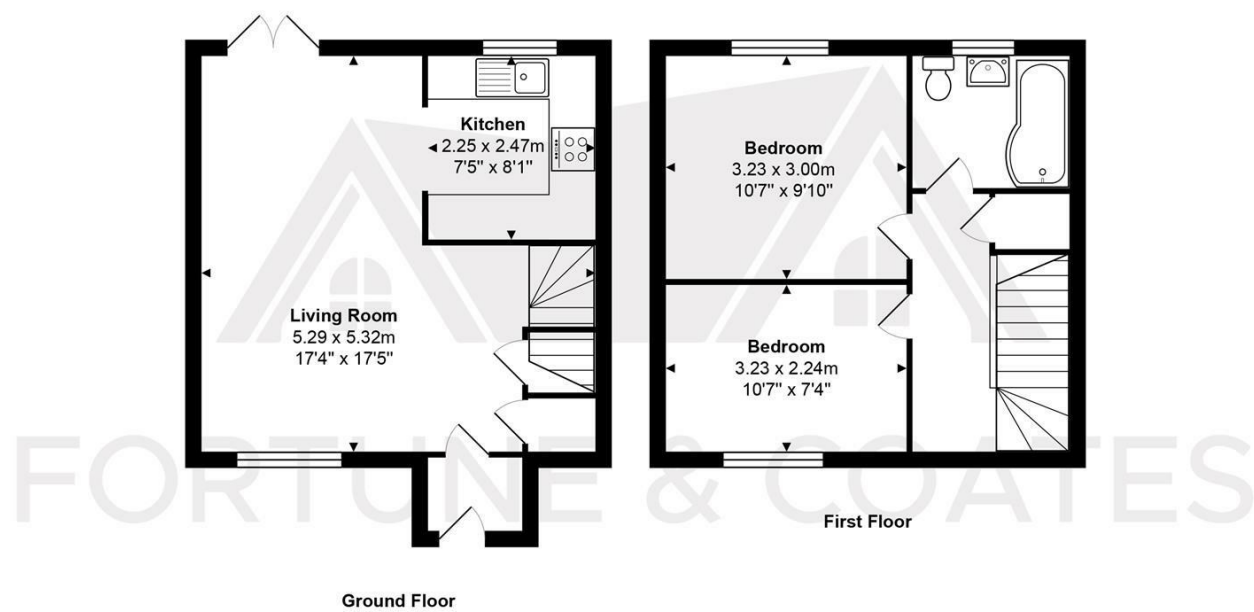
Kitchen

Bedroom

Bedroom

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

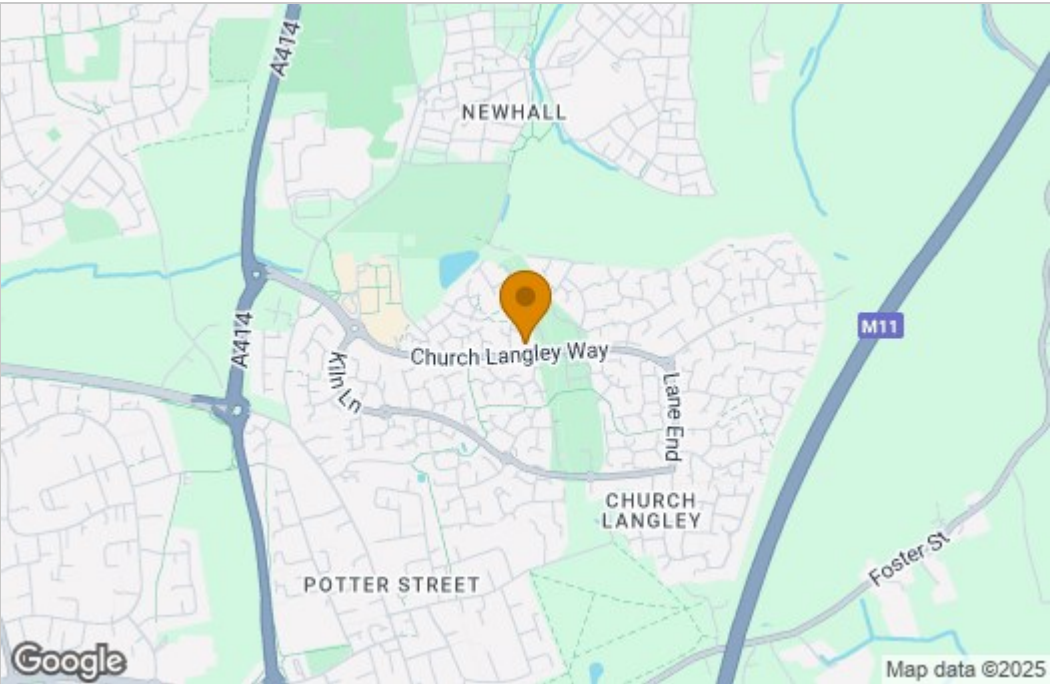


Total Area: approx. 58.3 m² ... 628 ft²

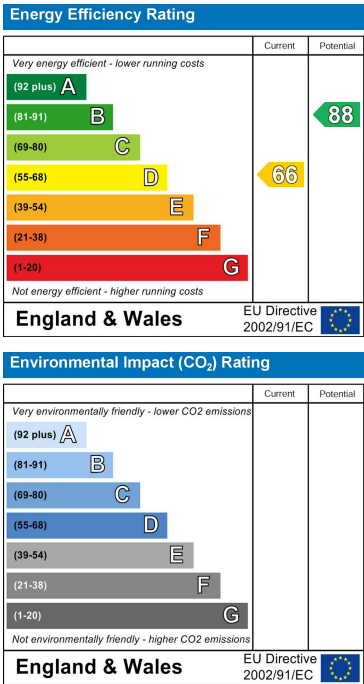
THE FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT TO SCALE.
Measurements and features are approximate and may differ from the actual property. Verify all details independently; no liability is accepted for errors or omissions.

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