



**FORTUNE & COATES**

The People's Estate Agent

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



## 8 The Friars, Harlow, CM19 4HX

**Guide price £160,000**

Guide Price: £160,000 - £170,000

Fortune and Coates are delighted to offer to the market this, one bedroom flat situated in the popular location of The Friars, Harlow.

As you step through the inviting entrance hallway, you will find convenient storage and easy access to both the kitchen and living room.

The living room is a bright and cosy space, enhanced by large windows that allow natural light to flood the room. This inviting area seamlessly connects to the well-proportioned double bedroom, which boasts an en suite bathroom, providing both privacy and convenience.

The en suite bathroom is fully tiled and features a fitted bath, a wall-mounted shower, a pedestal sink with a cabinet for added storage, and a low-level W.C.

Living Room 8'9" x 11'1" (2.69 x 3.40)

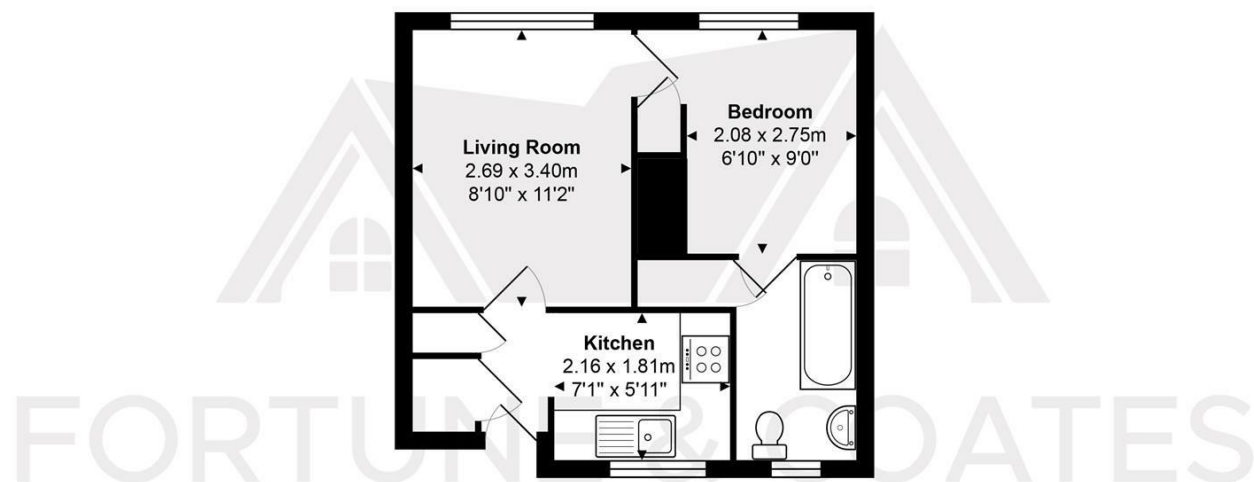
Kitchen 7'1" x 5'11" (2.16 x 1.81)

Bedroom 6'9" x 9'0" (2.08 x 2.75)

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

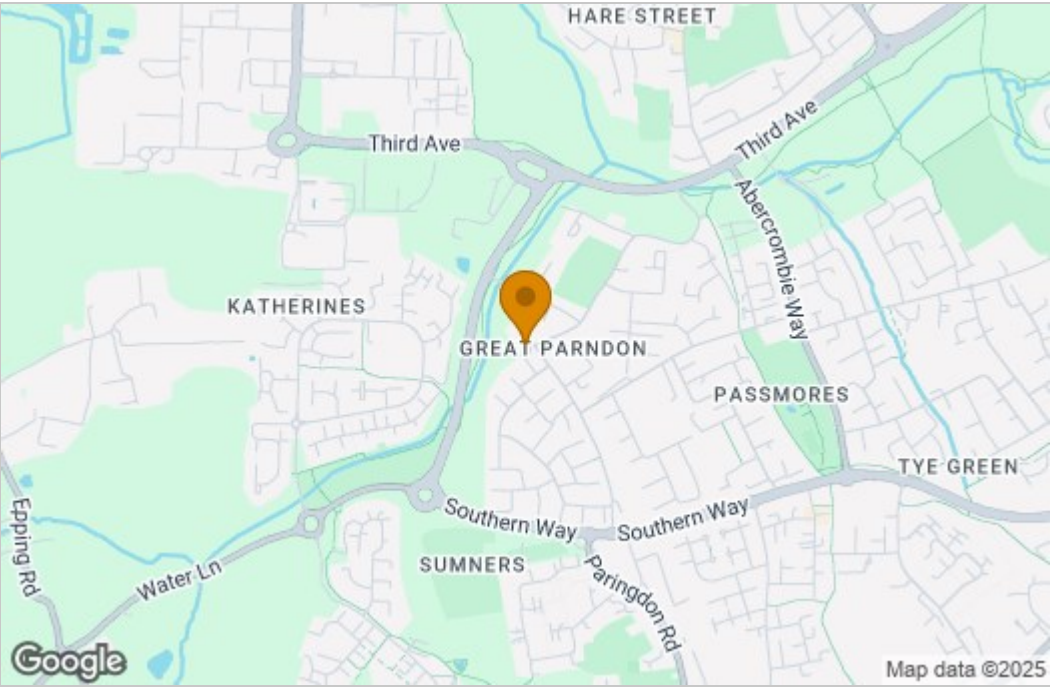


Total Area: approx. 28.2 m² ... 304 ft²

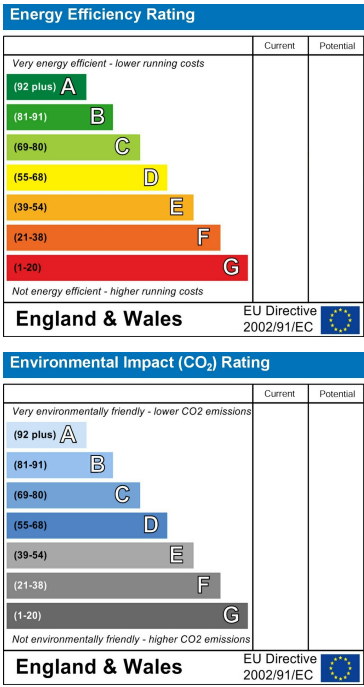
THE FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT TO SCALE.  
Measurements and features are approximate and may differ from the actual property. Verify all details independently; no liability is accepted for errors or omissions.

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Area Map



Energy Efficiency Graph



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