



**FORTUNE & COATES**

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**2 St. Andrews Meadow, Harlow, CM18 6BL**

**Guide price £300,000**

Guide Price-£300,000-£325,000.

Fortune and Coates are delighted to welcome to the market this lovely two bedroom mid terrace family home situated in St. Andrews Meadow, Harlow.

Upon entering, you are greeted by an inviting entrance hallway that leads into a bright and airy living room. This spacious area benefits from dual aspects, allowing natural light to flood in, and features elegant French patio doors that open into a conservatory, seamlessly connecting the indoor and outdoor spaces. The living room also provides access to the first floor, enhancing the flow of the home.

The well-equipped kitchen is a practical space, complete with an integrated oven and hob, as well as plumbing for a washing machine and dishwasher. Ample cupboard

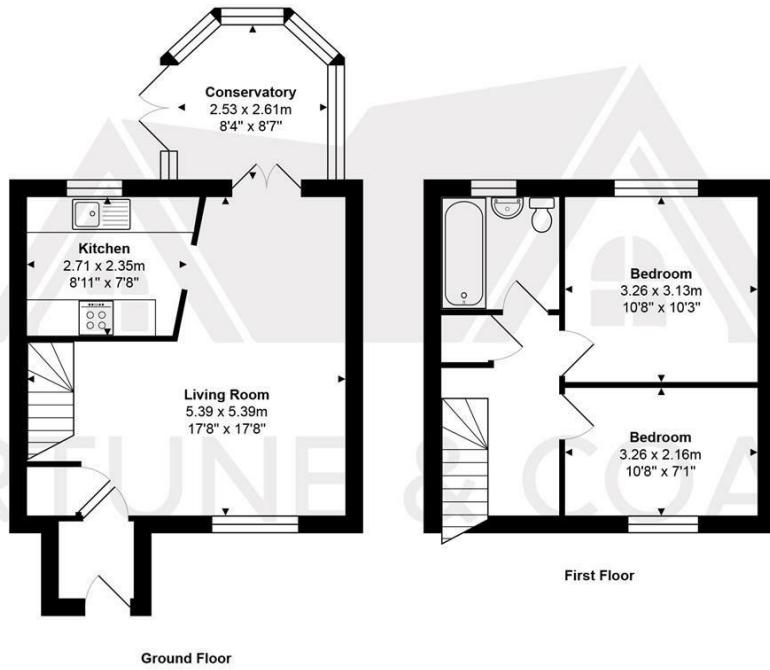
Living room 17'8" x 17'8" (5.39 x 5.39)

Kitchen 8'10" x 7'8" (2.71 x 2.35)

Bedroom 10'8" x 10'3" (3.26 x 3.13)

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.

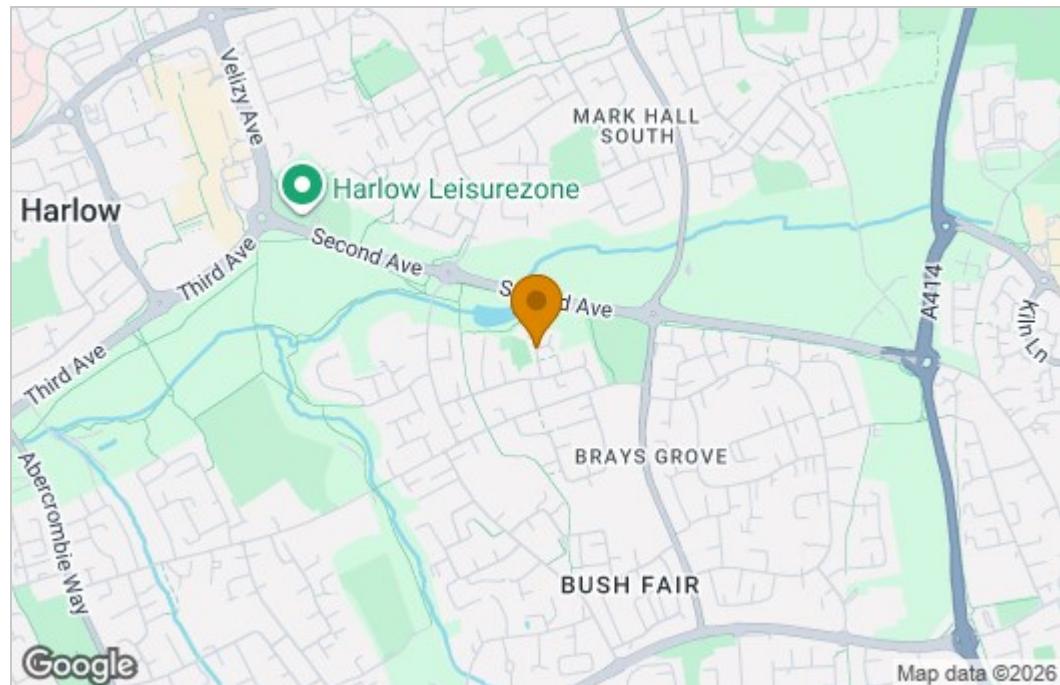
## Floor Plan



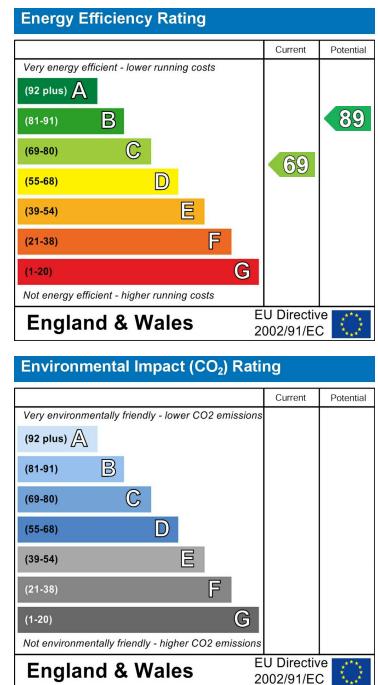
Total Area: approx. 66.6 m<sup>2</sup> ... 717 ft<sup>2</sup>  
 THE FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT TO SCALE.  
 Measurements and features are approximate and may differ from the actual property. Verify all details independently; no liability  
 is accepted for errors or omissions.

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## Area Map



## Energy Efficiency Graph



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