



FORTUNE & COATES

The People's Estate Agent

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40 Vicarage Wood, Harlow, CM20 3HF

£350,000

Fortune and Coates are delighted to offer to the market this three-bedroom family home situated in the location of Vicarage Wood, Harlow.

Upon entering, you are greeted by an inviting entrance hallway with stairs to the first floor and provides access to the well-appointed kitchen.

The lounge/diner is a standout feature of the home, boasting a bright and airy atmosphere thanks to its dual aspects that allow natural light to flood the space. This generous area is perfect for entertaining, with ample room for a dining table and French patio doors that open onto the rear garden, creating a seamless connection between indoor and outdoor living.

Lounge 10'1" x 19'3" (3.08 x 5.88)

Kitchen 7'6" x 11'1" (2.30 x 3.39)

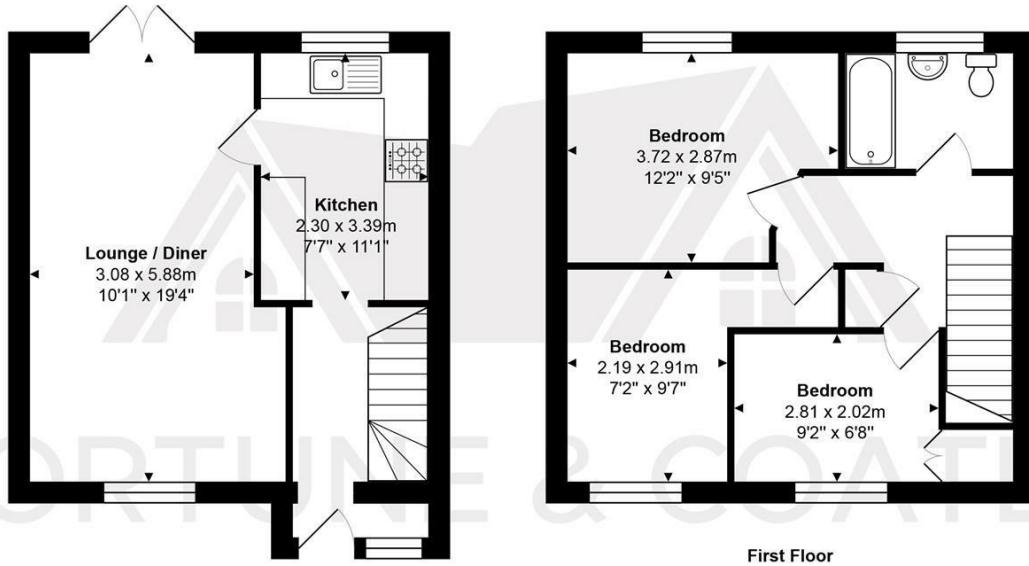
Bedroom 12'2" x 9'4" (3.72 x 2.87)

Bedroom 7'2" x 9'6" (2.19 x 2.91)

Bedroom 9'2" x 6'7" (2.81 x 2.02)

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



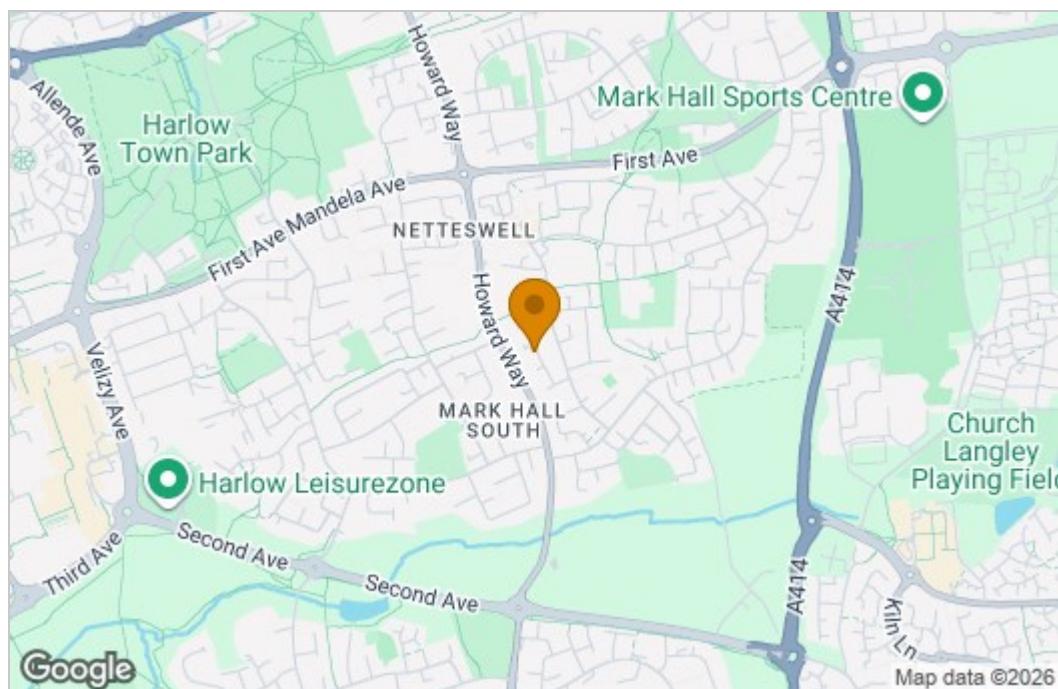
Ground Floor

Total Area: approx. 69.7 m² ... 750 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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