



**FORTUNE & COATES**

The People's Estate Agent

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**95 The Fortunes, Harlow, CM18 6PJ**

**£325,000**

Fortune and Coates are pleased to welcome to the market this two bedroom mid-terrace family home situated in the popular and convenient location of The Fortunes, Harlow.

Upon entering, you are welcomed by a bright and inviting hallway that leads you to both the well-appointed kitchen and the spacious living room.

The living room is a generous open space, bathed in natural light thanks to its dual aspects. This versatile 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 flow between indoor and outdoor spaces.

Living room 12'7" x 18'2" (3.84 x 5.56)

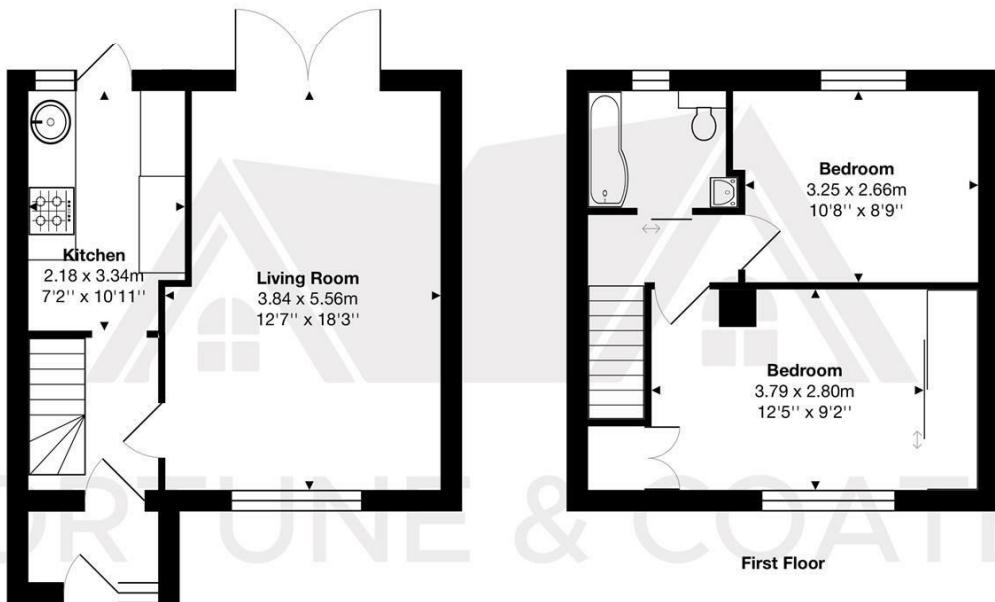
Kitchen 7'1" x 10'11" (2.18 x 3.34)

Bedroom 12'5" x 9'2" (3.79 x 2.80)

Bedroom 10'7" x 8'8" (3.25 x 2.66)

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



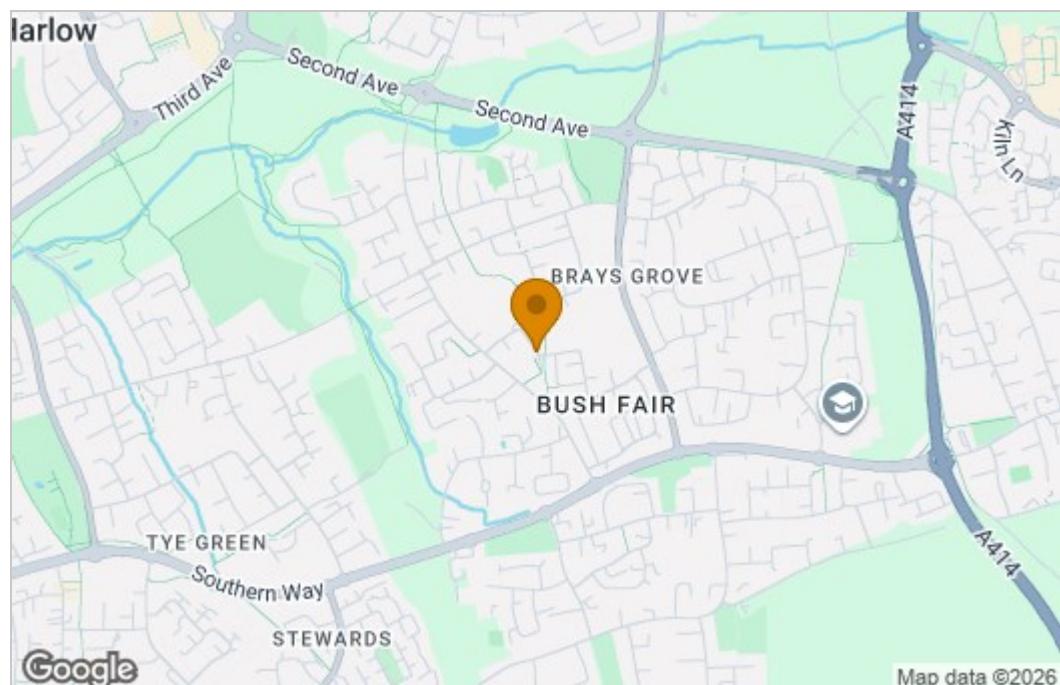
Ground Floor

Total Area: approx. 64.6 m<sup>2</sup> ... 695 ft<sup>2</sup>

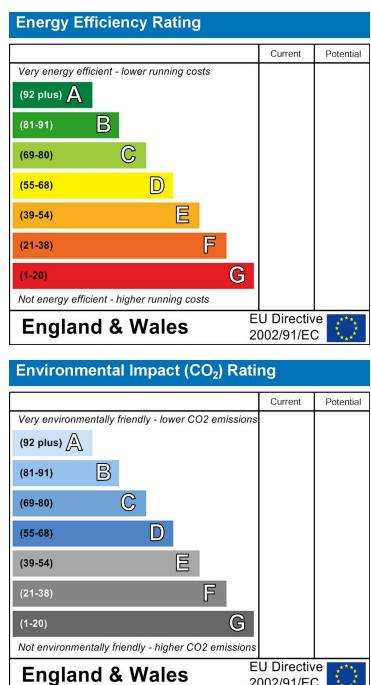
THE FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT TO SCALE.  
Measurements and features are approximate and may differ from the actual property. Verify all details independently; no liability  
is accepted for errors or omissions.

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## Area Map



## Energy Efficiency Graph



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