



**FORTUNE & COATES**

The People's Estate Agent

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



## 5 Rodin Drive, Harlow, CM18 7FU

**Guide price £360,000**

GUIDE PRICE £360,000-£380,000.

Fortune and Coates are pleased to offer to the market this rarely available two bedroom semi detached family home built from new in 2020 situated in the new Countryside development of Rodin Drive, Harlow.

The home is presented to a high standard throughout and comprises an inviting entrance hallway, cloakroom/W.C, light and bright open plan living/dining room that opens to the modern kitchen with range of wall and base units and some integrated appliances. Upstairs boasts two well proportioned bedrooms and family bathroom. Outside, the rear garden is mainly laid to artificial grass and a patio area for entertaining, and an outbuilding complete with power. There is also allocated parking in a car port for two vehicles. This is a wonderful house and suggest an early viewing.

Lounge/Dining Room 12'9" x 13'7" (3.91 x 4.15)

Kitchen 12'2" x 5'10" (3.71 x 1.78)

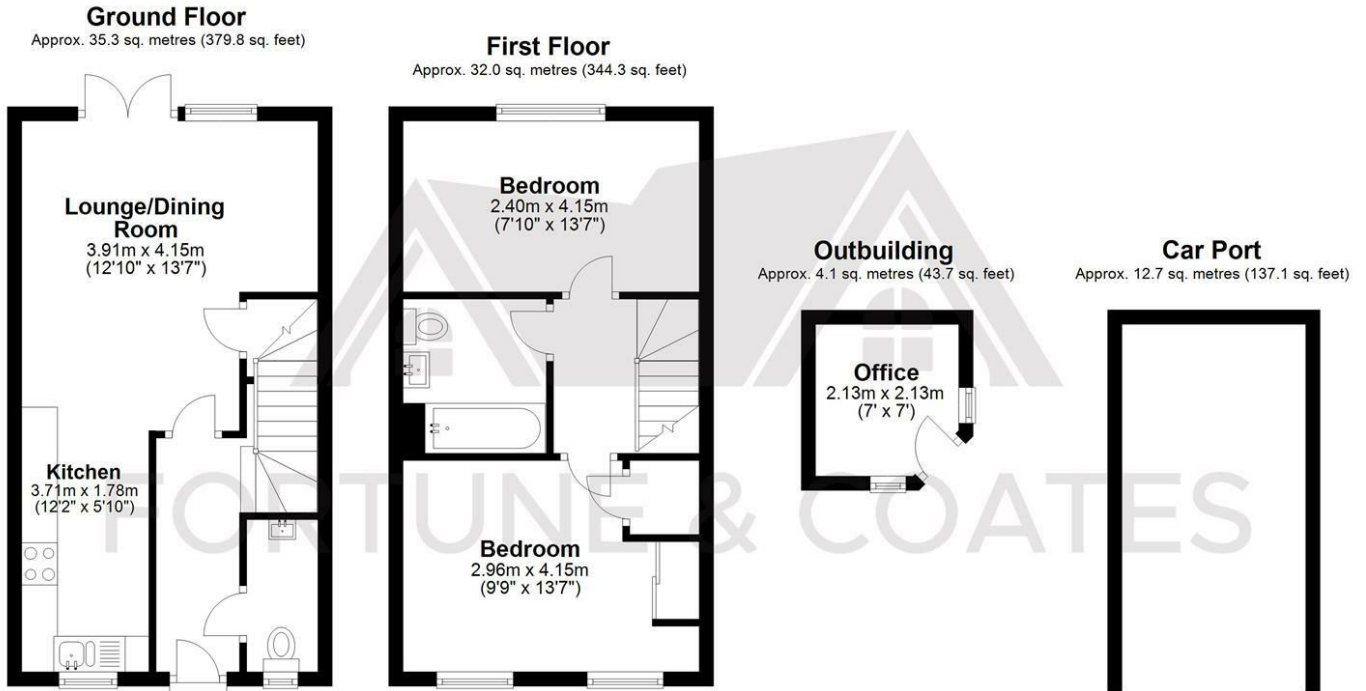
Bedroom 9'8" x 13'7" (2.96 x 4.15)

Bedroom 7'10" x 13'7" (2.4 x 4.15)

Office 6'11" x 6'11" (2.13 x 2.13)

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

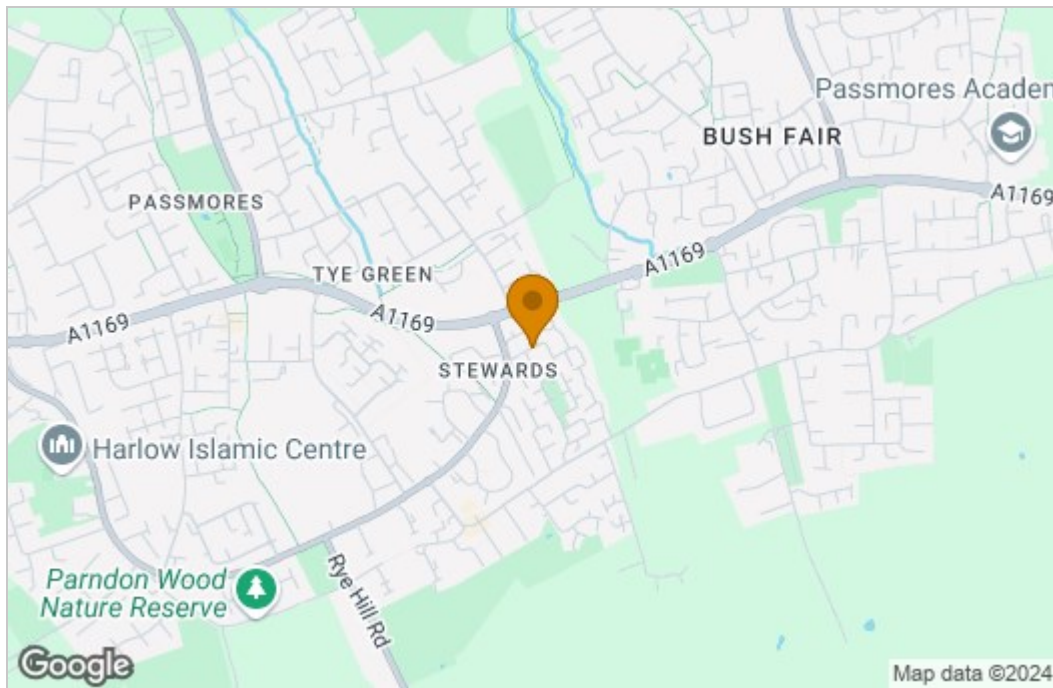


Total area: approx. 84.1 sq. metres (904.9 sq. feet)

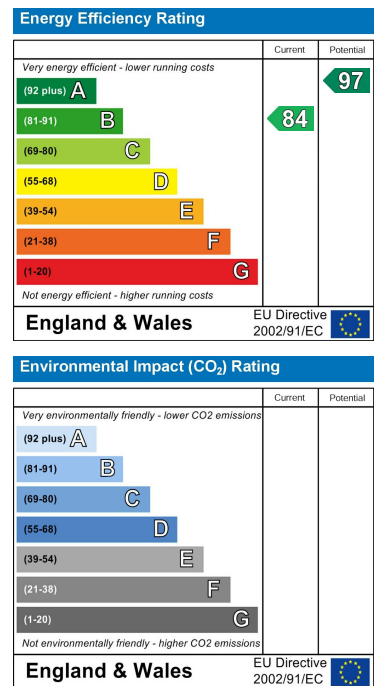
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## Area Map



## Energy Efficiency Graph



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