



FORTUNE & COATES

The People's Estate Agent

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



8 Poplar Drive, Harlow, CM17 0FX

Guide price £400,000

Guide Price £400,000 - £425,000

Fortune and Coates are delighted to offer to the market this beautifully presented two-bedroom semi-detached family home, situated in the location of Poplar Drive, Gilden Park, Harlow. Offering well-presented accommodation throughout, the property also benefits from excellent potential to extend (stpp).

Upon entering, you are welcomed into an entrance hallway with access to a convenient ground floor W/C and useful storage cupboard. The spacious lounge/diner is flooded with natural light from French doors opening directly onto the rear garden, creating an excellent space for both relaxing and entertaining.

The modern fitted kitchen comprises a range of wall and base units complemented by generous worktop space. Integrated appliances include an oven and gas hob,

Lounge/diner 17'3" x 12'10" (5.27 x 3.93)

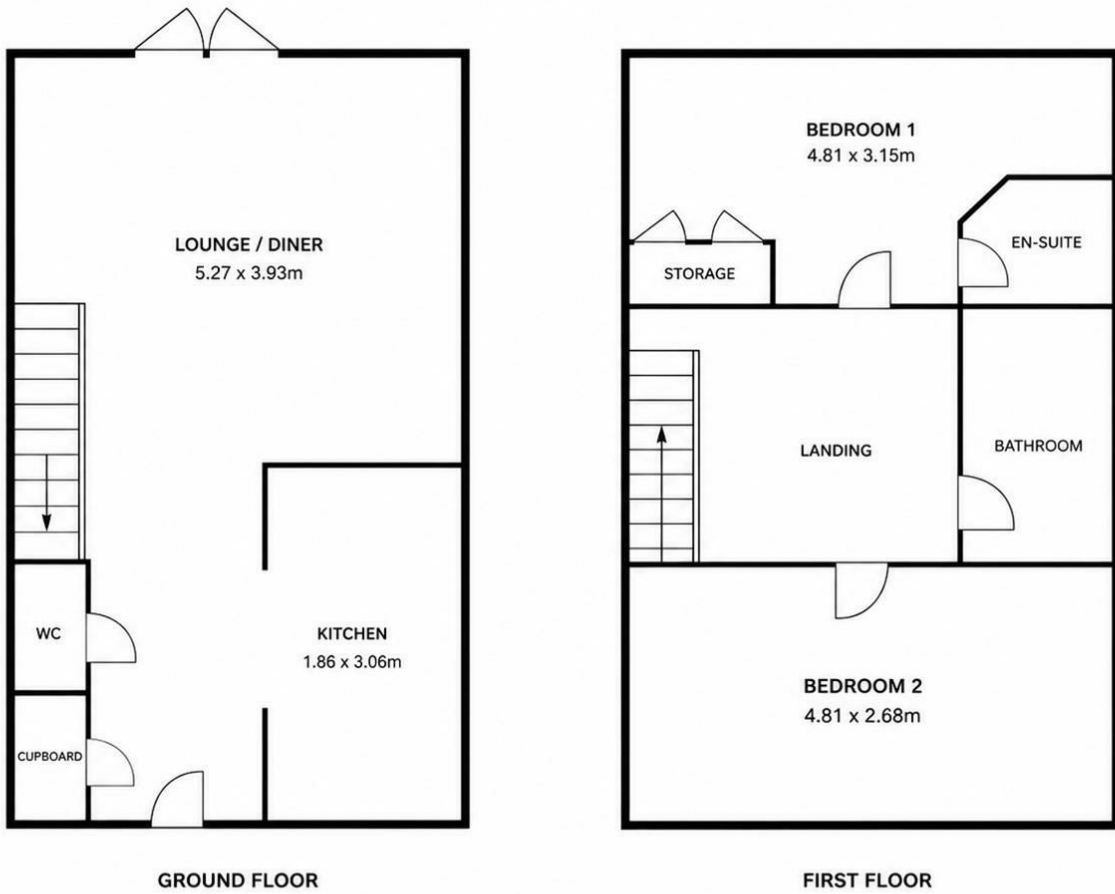
Kitchen 3'3",282'1" x 10'0" (1,86 x 3.06)

Bedroom 1 15'9" x 10'4" (4.81 x 3.15)

Bedroom 2 15'9" x 8'9" (4.81 x 2.68)

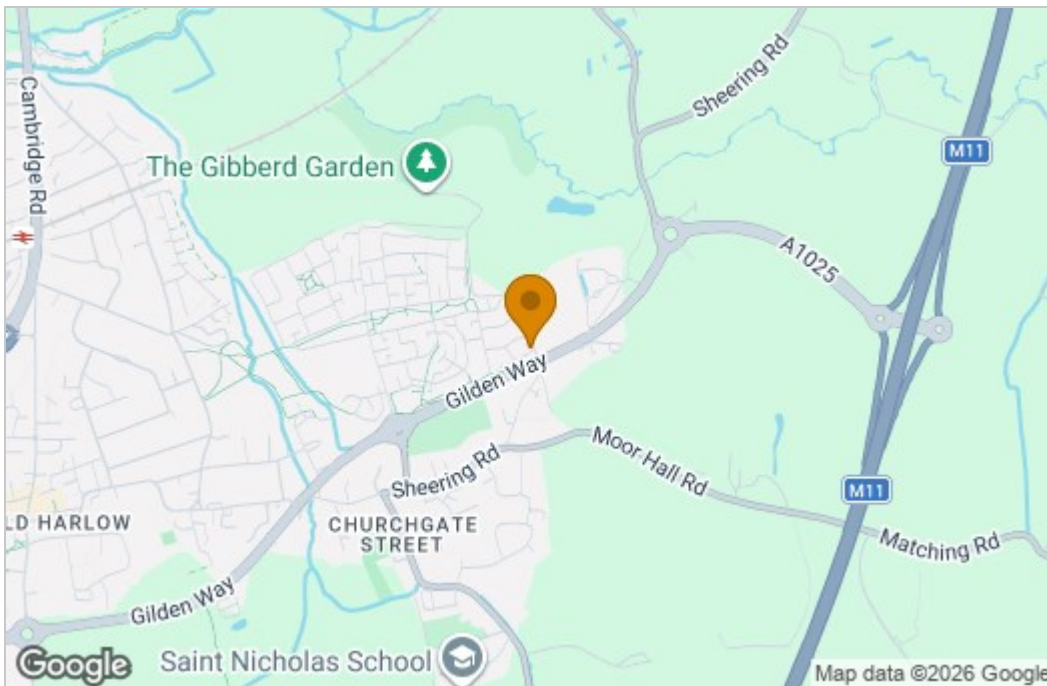
AGENT NOTE: The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where t h e p r o p e r t y h a s b e e n 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

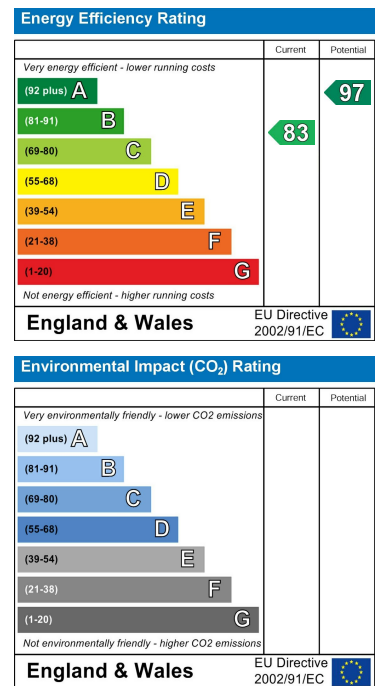


THE FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT TO SCALE. Measurements and features are approximate and may differ from the actual property. Verify all details independently; no liability is accepted for errors or omissions.

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