



**FORTUNE & COATES**

The People's Estate Agent

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



**30 Barnfield Way, Harlow, CM17 9TN**

**Guide price £290,000**

Guide price: £290,000 - £310,000

Fortune and Coates are excited to welcome to the market this outstanding two bedroom apartment situated in the highly sought after location of Barnfield Way, Newhall, Harlow.

Upon entering, you are greeted by an inviting entrance hallway that provides added storage and convenient access to all rooms.

The heart of the home is the open plan lounge/diner, which is both bright and airy, creating a welcoming atmosphere. This spacious area is ideal for entertaining and seamlessly connects to the well-appointed kitchen.

Lounge/kitchen/diner 23'1" x 11'10" (7.04 x 3.61)

Bedroom 12'5" x 12'3" (3.80 x 3.75)

Bedroom 12'5" x 8'8" (3.80 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

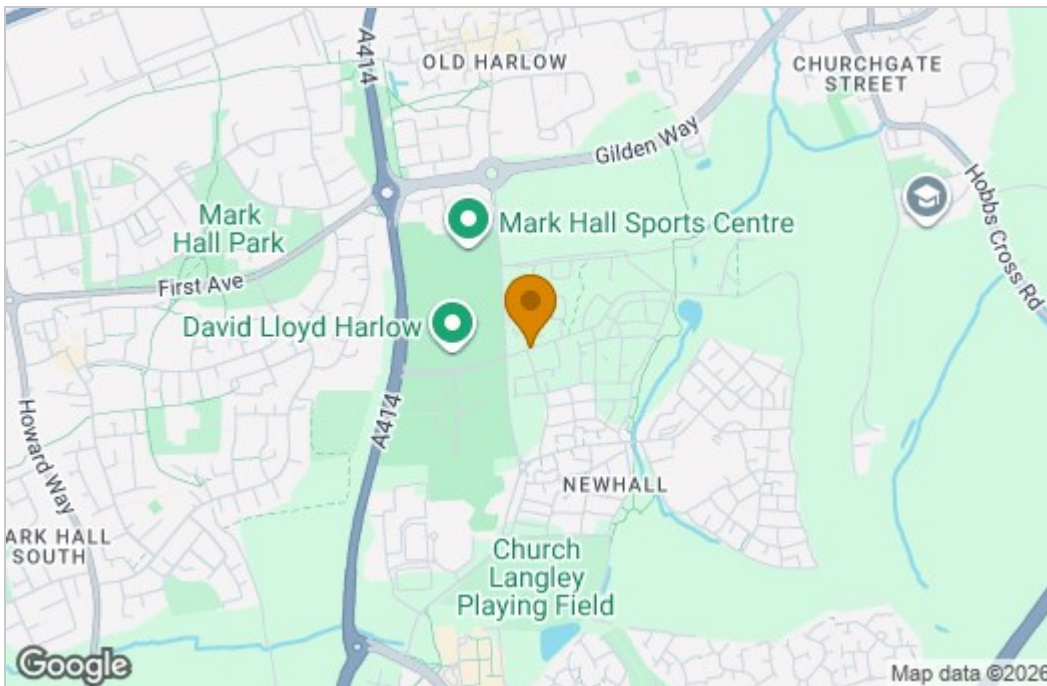


Total Area: approx. 71.7 m<sup>2</sup> ... 771 ft<sup>2</sup>

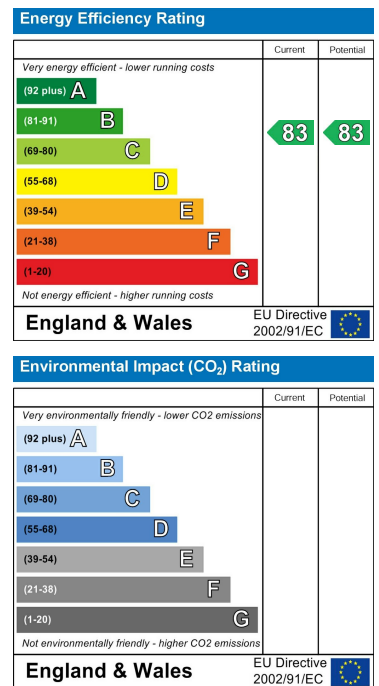
THE FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT TO SCALE.  
Measurements and features are approximate and may differ from the actual property. Verify all details independently; no liability is accepted for errors or omissions.

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