



**FORTUNE & COATES**

The People's Estate Agent

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**41 Peacocks, Harlow, CM19 5NY**

**£350,000**

Fortune and Coates are excited to offer to the market this wonderful three bedroom family home situated in the sought after and popular location of Peacocks, Harlow.

As you enter you are greeted by an inviting entrance hallway that leads to a spacious lounge, bathed in natural light thanks to its dual aspects. This generous living area seamlessly connects to the dining room, creating an ideal setting for entertaining family and friends. French doors open out onto the rear garden, enhancing the flow between indoor and outdoor spaces.

The kitchen is thoughtfully designed, featuring a combination of wall and base units, providing ample storage with a mosaic backsplash. It is equipped with space for a cooker and fridge, as well as plumbing for a washing machine and dishwasher.

Living room 15'3" x 12'11" (4.65 x 3.96)

Kitchen/diner 15'2" x 10'9" (4.64 x 3.30)

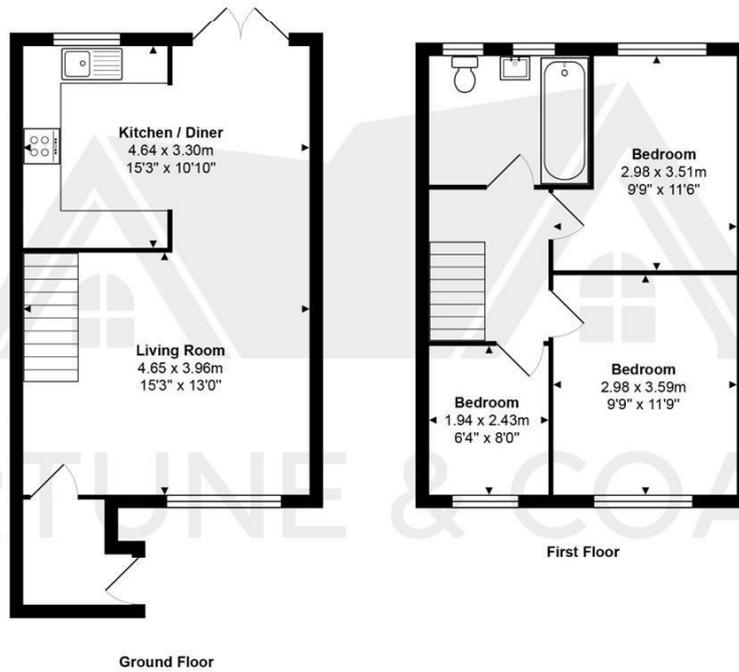
Bedroom 9'9" x 11'9" (2.98 x 3.59)

Bedroom 9'9" x 11'6" (2.98 x 3.51)

Bedroom 6'4" x 7'11" (1.94 x 2.43)

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. 72.7 m<sup>2</sup> ... 782 ft<sup>2</sup>

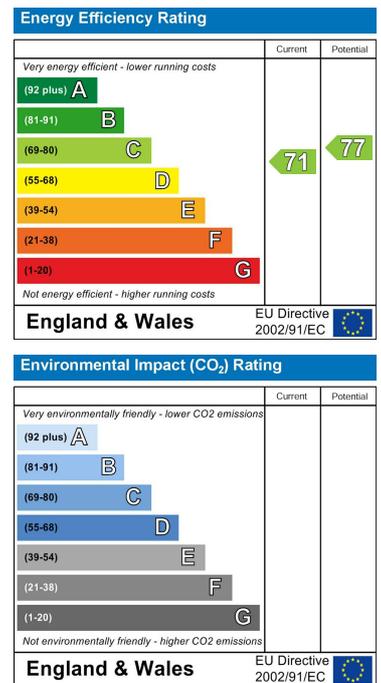
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Property marketing provided by www.fotomarketing.co.uk

## 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.