



**FORTUNE & COATES**

The People's Estate Agent



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## 24 St Andrews Meadow, Harlow, CM18 6BL

Guide price £340,000

Guide Price £340,000-£350,000. Fortune and Coates are pleased to offer to the market this well-presented end of terrace family home situated in the location of St Andrews Meadow, Harlow.

Upon entering, you are welcomed into a hallway with stairs rising to the first floor and access through to the kitchen and living room.

To the rear, the spacious lounge provides a bright and comfortable setting for both relaxing and dining, with French patio doors providing access out to the rear garden, creating a seamless indoor-outdoor flow.

Living room 12'4" x 17'6" (3.76 x 5.34)

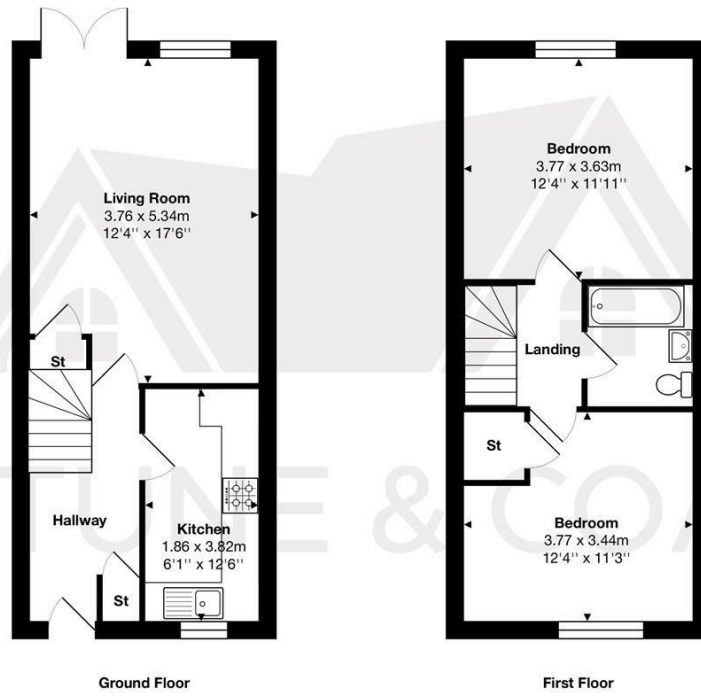
Kitchen 6'1" x 12'6" (1.86 x 3.82)

Bedroom 12'4" x 11'10" (3.77 x 3.63)

Bedroom 12'4" x 11'3" (3.77 x 3.44)

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

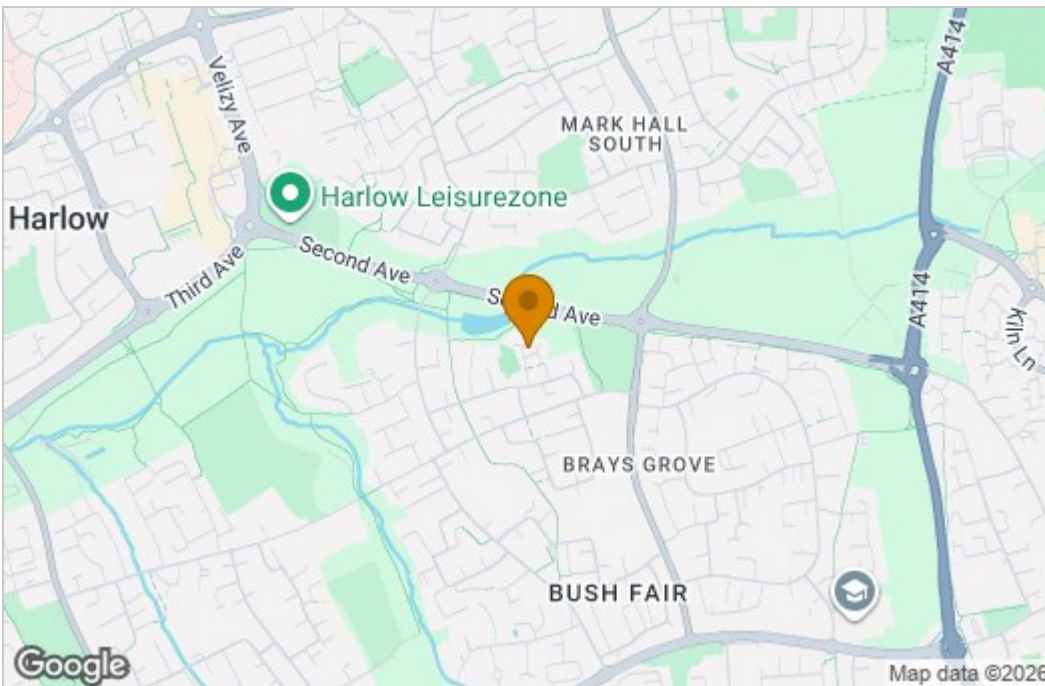


Total Area: approx. 69.7 m<sup>2</sup> ... 751 ft<sup>2</sup>

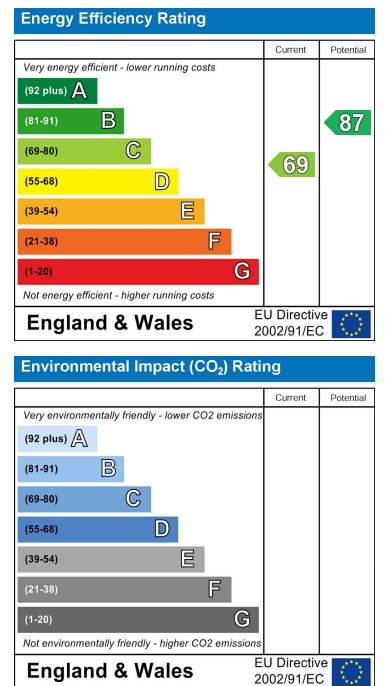
THE FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT TO SCALE. Measurements and features are approximate and may differ from the actual property. Verify all details independently; no liability is accepted for errors or omissions.

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.