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**FORTUNE & COATES**

The People's Estate Agent



FORTUNE & COATES



**11 Fir Park, Harlow, CM19 4JZ**

**Offers in excess of £500,000**

Fortune and Coates are delighted to welcome to the market this three bedroom link detached family home situated in the sought-after and convenient location of Fir Park.

Upon entering, you are greeted by a welcoming entrance hall that provides access to a convenient downstairs W.C., complete with low-level W.C. and wash hand basin. The hallway flows effortlessly through to the spacious lounge/diner, a bright and comfortable living area offering ample room for both relaxing and entertaining with a featured fireplace, making it the perfect space for entertaining family and friends with stairs leading to the first floor.

To the rear of the property, the kitchen is well-positioned and thoughtfully laid out, offering a range of wall and base units with a tiled splash back with granite worktops,

Lounge/diner 13'7" x 24'0" (4.16 x 7.32)

Kitchen 13'7" x 8'2" (4.16 x 2.49)

Garage 8'2" x 17'7" (2.50 x 5.38)

Bedroom 13'7" x 8'2" (4.16 x 2.49)

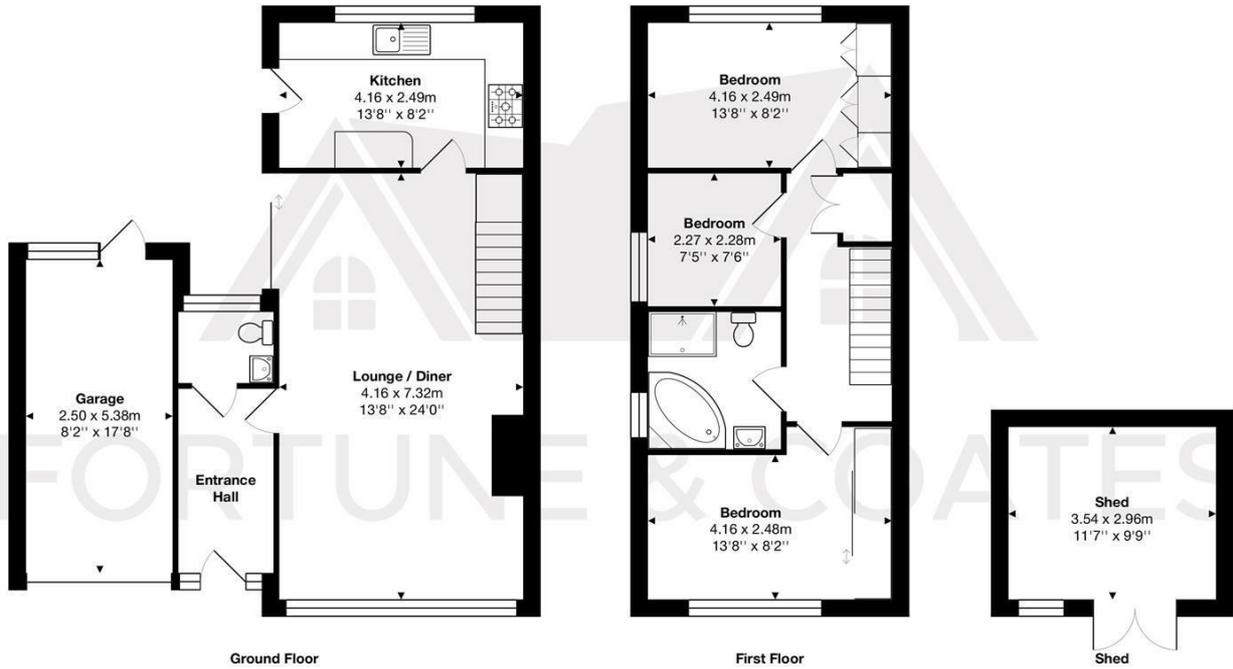
Bedroom 13'7" x 8'1" (4.16 x 2.48)

Bedroom 7'5" x 7'5" (2.27 x 2.28)

Shed 11'7" x 9'8" (3.54 x 2.96)

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

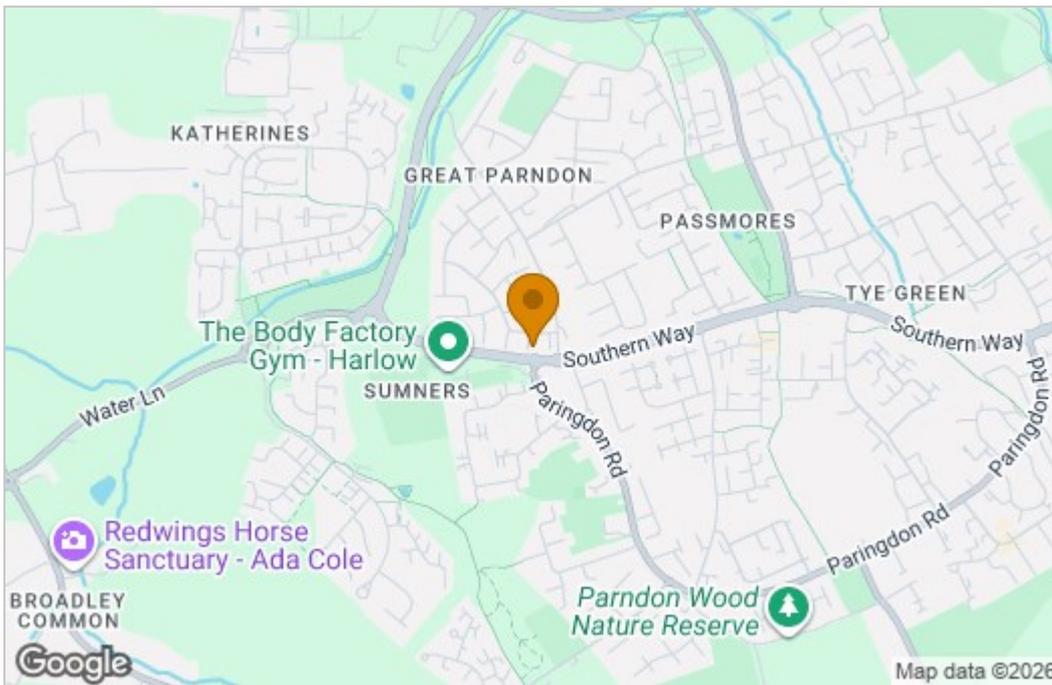


Total Area: approx. 114.6 m<sup>2</sup> ... 1234 ft<sup>2</sup>

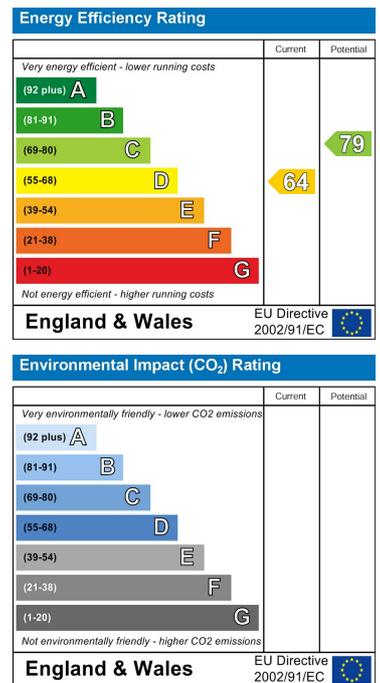
THE FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT TO SCALE.  
Measurements and features are approximate and may differ from the actual property. Verify all details independently; no liability is accepted for errors or omissions.

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.