



**FORTUNE & COATES**

The People's Estate Agent



## 13 Chorus Close, Harlow, CM18 7FQ

**Guide price £340,000**

Guide Price: £340,000 - £360,000.

Fortune and Coates are delighted to welcome to the market this well presented two double bedroom family home situated in the popular and convenient location of Chorus Close, Harlow.

Upon entering the property, you are greeted by a welcoming entrance hallway which provides access to the main living areas with stairs leading to the first floor.

The spacious living room is a bright and comfortable space offering plenty of room for both relaxing and entertaining. French patio doors open out onto the rear garden, allowing natural light to flood the room while creating a seamless connection between indoor and outdoor living.

Living room 13'6" x 14'2" (4.14 x 4.32)

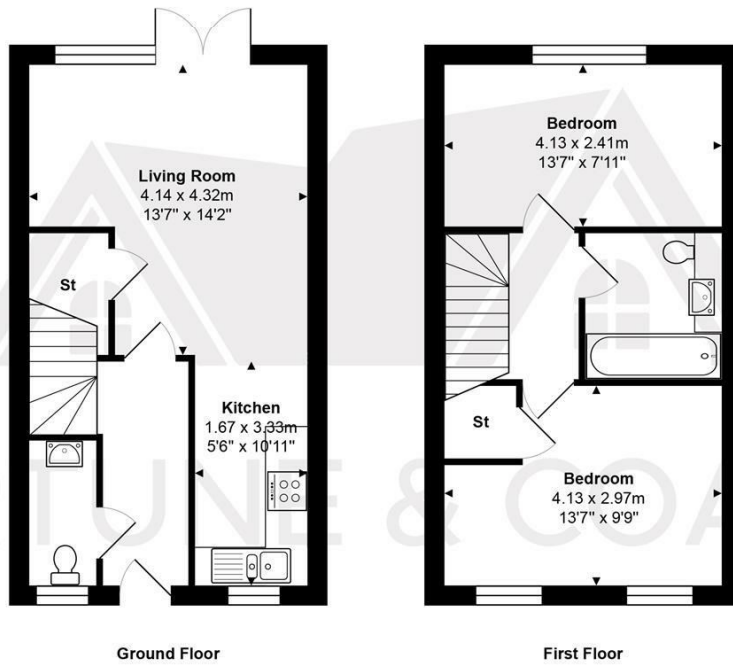
Kitchen 5'5" x 10'11" (1.67 x 3.33)

Bedroom 13'6" x 9'8" (4.13 x 2.97)

Bedroom 13'6" x 7'10" (4.13 x 2.41)

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. 64.1 m<sup>2</sup> ... 690 ft<sup>2</sup>

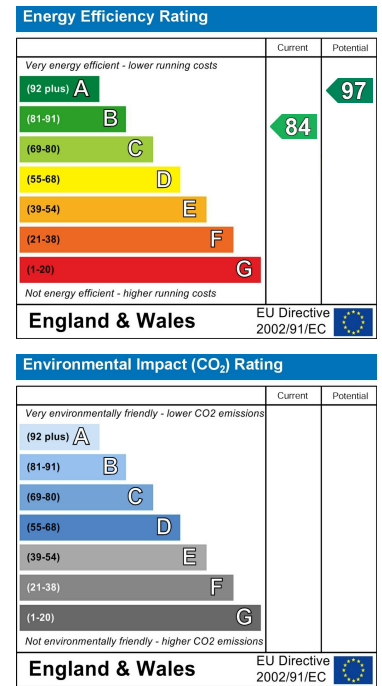
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## Area Map



## 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.