



**FORTUNE & COATES**

The People's Estate Agent



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## 75 Altham Grove, Harlow, CM20 2PH

Offers in excess of £375,000

Fortune and Coates are delighted to offer to the market this well-presented three-bedroom family home situated in the convenient location of Altham Grove, Harlow.

Upon entering, you are welcomed into a bright entrance hallway with stairs rising to the first floor, a convenient ground floor W/C and access to the living room and dining area. The spacious living room is flooded with natural light and offers an excellent space for both relaxing and entertaining, with a feature fireplace adding warmth and character to the room.

The modern kitchen has been fitted with a range of sleek white wall and base units, complemented by contrasting worktops and a stylish white tiled splash back. Offering ample storage and preparation space, the kitchen provides space for a cooker and fridge/freezer, with plumbing available for both a dishwasher and washing

Living room 11'11" x 19'3" (3.64 x 5.88)

Kitchen 10'11" x 10'3" (3.34 x 3.13)

Dining area 7'4" x 6'6" (2.26 x 1.99)

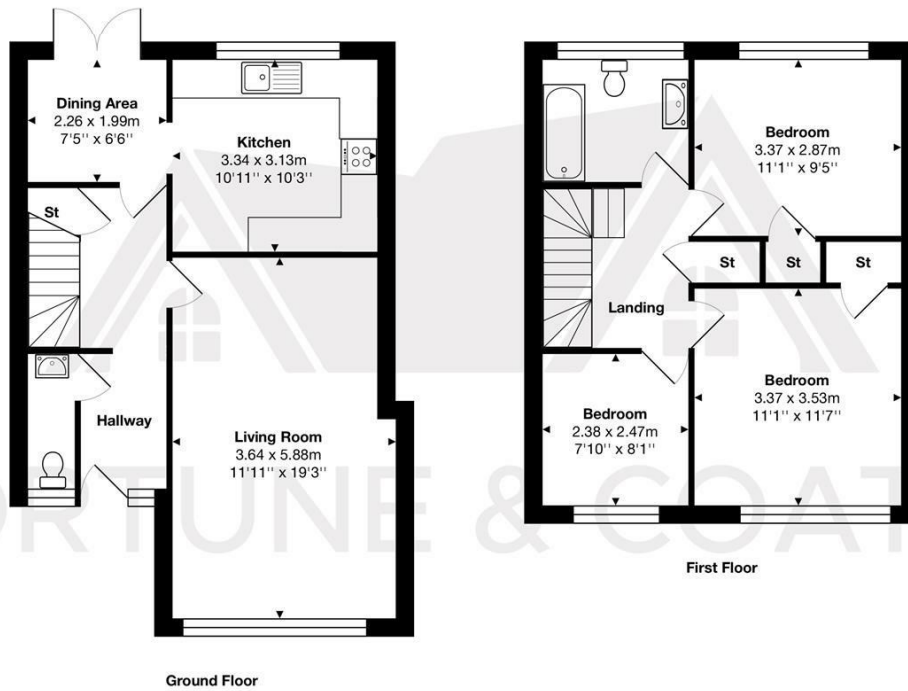
Bedroom 11'0" x 11'6" (3.37 x 3.53)

Bedroom 11'0" x 9'4" (3.37 x 2.87)

Bedroom 7'9" x 8'1" (2.38 x 2.47)

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

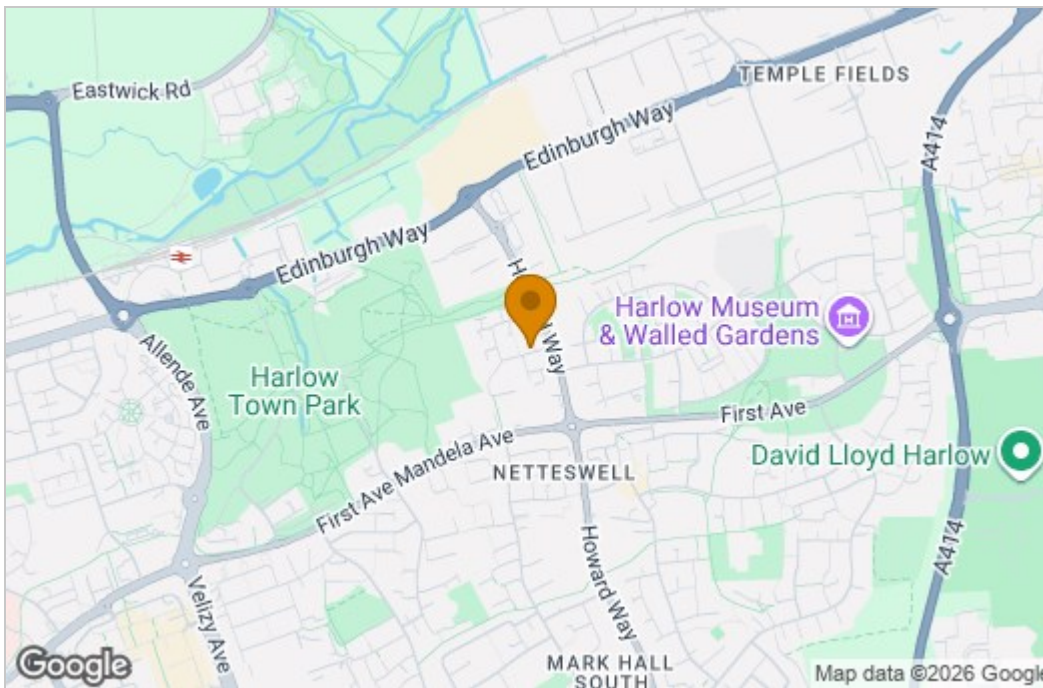


Total Area: approx. 90.4 m<sup>2</sup> ... 973 ft<sup>2</sup>

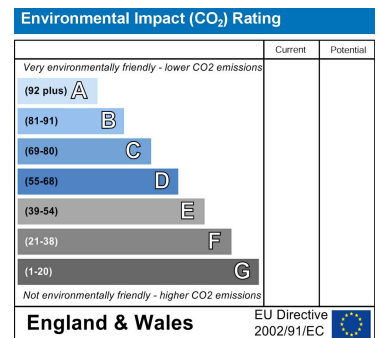
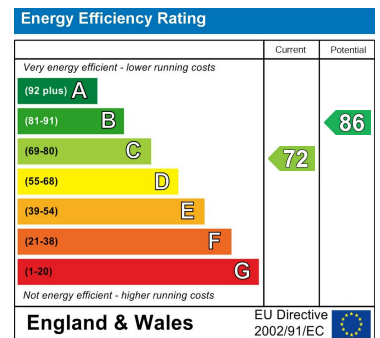
THE FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT TO SCALE.  
Measurements and features are approximate and may differ from the actual property. Verify all details independently; no liability is accepted for errors or omissions.

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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.