



**FORTUNE & COATES**

The People's Estate Agent

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**88 Spinning Wheel Mead, Harlow, CM18 7AD**

**Offers in excess of £365,000**

Fortune and Coates are excited to offer to the market this four bedroom family corner home situated in the popular and convenient location of Spinning Wheel Mead, Harlow.

This property has an inviting entrance hallway that leads you to a bright and airy lounge, complete with a featured fireplace and elegant French patio doors that open out into the rear garden, creating a seamless connection between indoor and outdoor living.

The modern kitchen is well-equipped with a range of wall and base units, providing ample storage space. It offers room for a cooker and is plumbed for both a washing machine and tumble dryer, making it a practical choice for everyday living. The French patio doors in the kitchen also lead to the rear garden, enhancing the light and

Lounge 12'7" x 18'7" (3.84 x 5.67)

Dining room 10'1" x 9'4" (3.08 x 2.87)

Kitchen 15'5" x 9'2" (4.70 x 2.80)

Bedroom 12'9" x 8'6" (3.89 x 2.60)

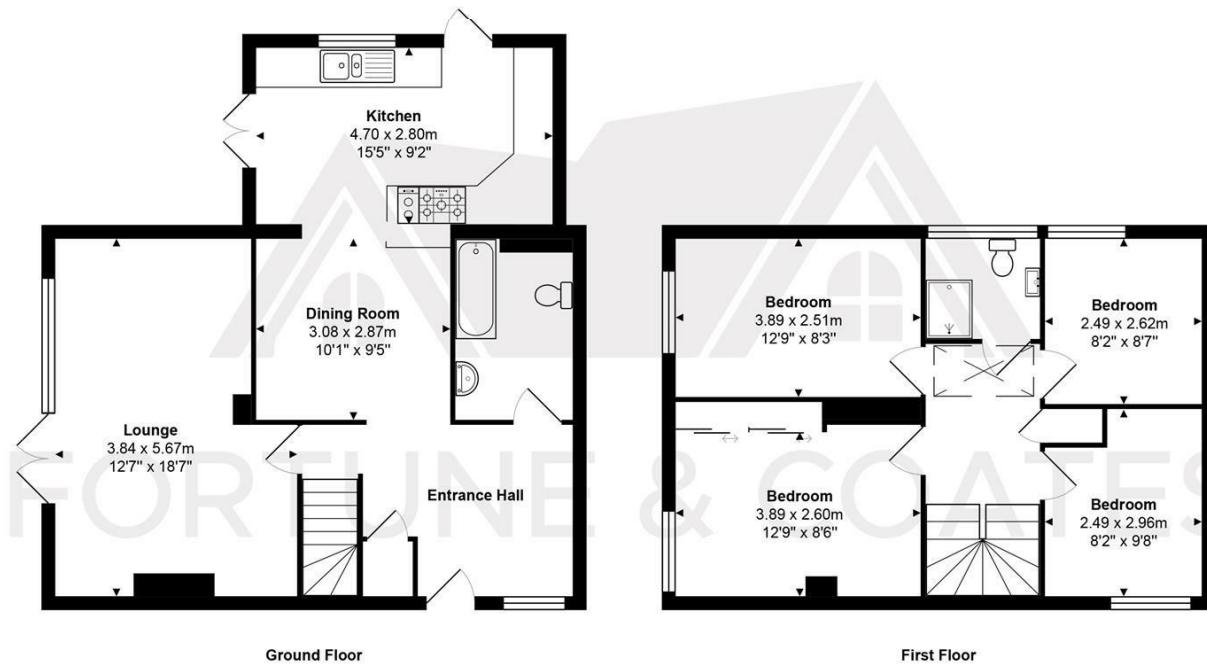
Bedroom 12'9" x 8'2" (3.89 x 2.51)

Bedroom 8'2" x 9'8" (2.49 x 2.96)

Bedroom 8'2" x 8'7" (2.49 x 2.62 )

AGENT NOTE: The information provided about this property does not constitute or form part of an offer or contract, nor may be 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

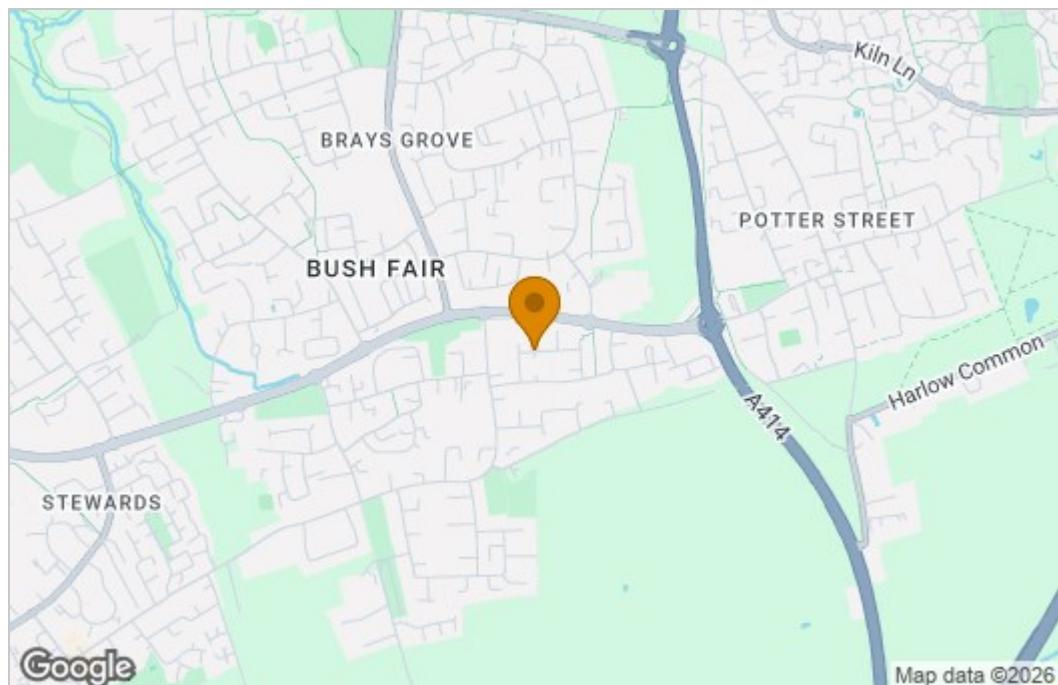


Total Area: approx. 108.1 m<sup>2</sup> ... 1163 ft<sup>2</sup>

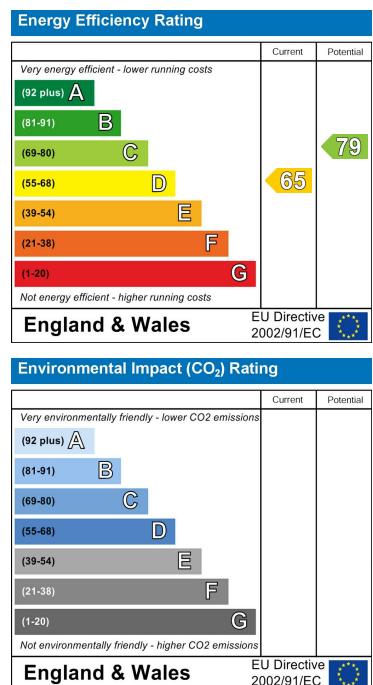
THE FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT TO SCALE.  
Measurements and features are approximate and may differ from the actual property. Verify all details independently; no liability  
is accepted for errors or omissions.

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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 firms employment has the authority to make or give any representation or warranty in respect of the property.