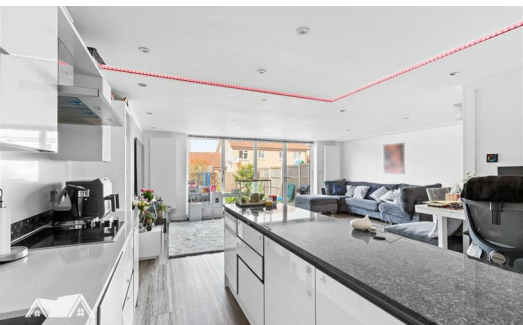




FORTUNE & COATES

The People's Estate Agent

<https://www.fortuneandcoates.co.uk>



34 Sheldon Close, Harlow, CM17 9QR

Offers in excess of £425,000

Fortune and Coates are pleased to welcome to the market this well presented two double bedroom semi-detached family home situated in the popular and convenient location of Church Langley, Harlow.

Upon entering, you are welcomed into a bright entrance hallway with stairs to the first floor and access to the utility and kitchen/living room with a convenient ground floor W/C.

The spacious lounge/diner offers a bright and comfortable living area, complete with a useful under-stairs storage cupboard. Bi-fold doors open out onto the rear garden, allowing natural light to flood the room while creating a seamless connection between indoor and outdoor living. There is also ample space to accommodate a

Kitchen/living room 21'4" x 21'9" (6.51 x 6.65)

Utility room 6'3" x 8'11" (1.91 x 2.73)

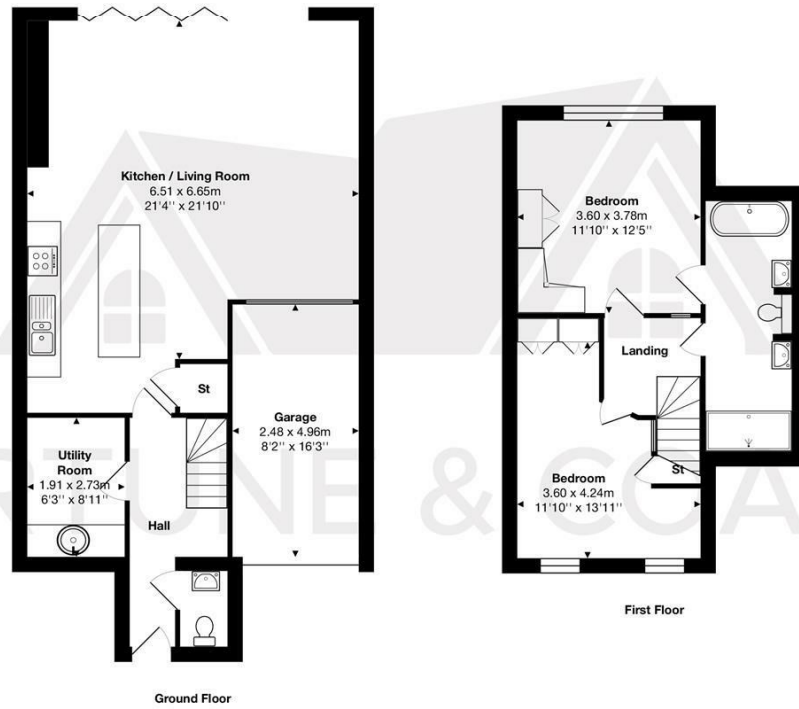
Garage 8'1" x 16'3" (2.48 x 4.96)

Bedroom 11'9" x 13'10" (3.60 x 4.24)

Bedroom 11'9" x 12'4" (3.60 x 3.78)

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

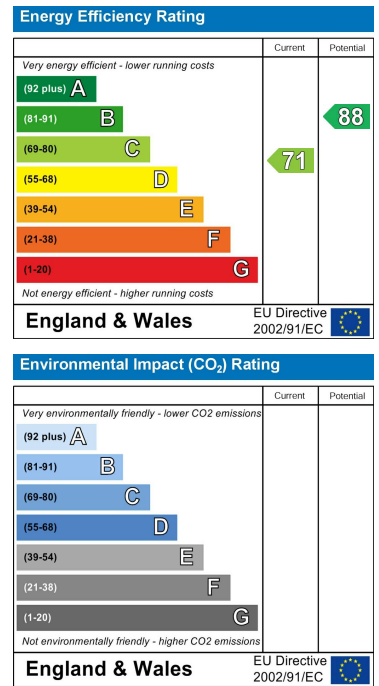


Total Area: approx. 111.7 m² ... 1202 ft²
 THE FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT TO SCALE.
 Measurements and features are approximate and may differ from the actual property. Verify all details independently; no liability is accepted for errors or omissions.
 Property marketing provided 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.