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**FORTUNE & COATES**

The People's Estate Agent



FORTUNE & COATES



**25 North Square, Harlow, CM17 9TW**

**£425,000**

Fortune and Coates are excited to present this three bedroom, semi-detached family home located in the popular area of Newhall, Harlow.

Upon entering, you are greeted by an inviting hallway that leads to a spacious open plan lounge, dining area, and kitchen, creating a warm and welcoming atmosphere ideal for both relaxation and entertaining. The large windows and French patio doors allow natural light to flood the space.

The contemporary kitchen is a true highlight, featuring sleek cream wall and base units, along with integrated appliances including a fridge/freezer, oven, hob, dishwasher, and washing machine. With ample cupboard space, it is both functional and stylish making it the perfect space to host family and friends.

Lounge/diner/kitchen 18'11" x 24'3" (5.79 x 7.40)

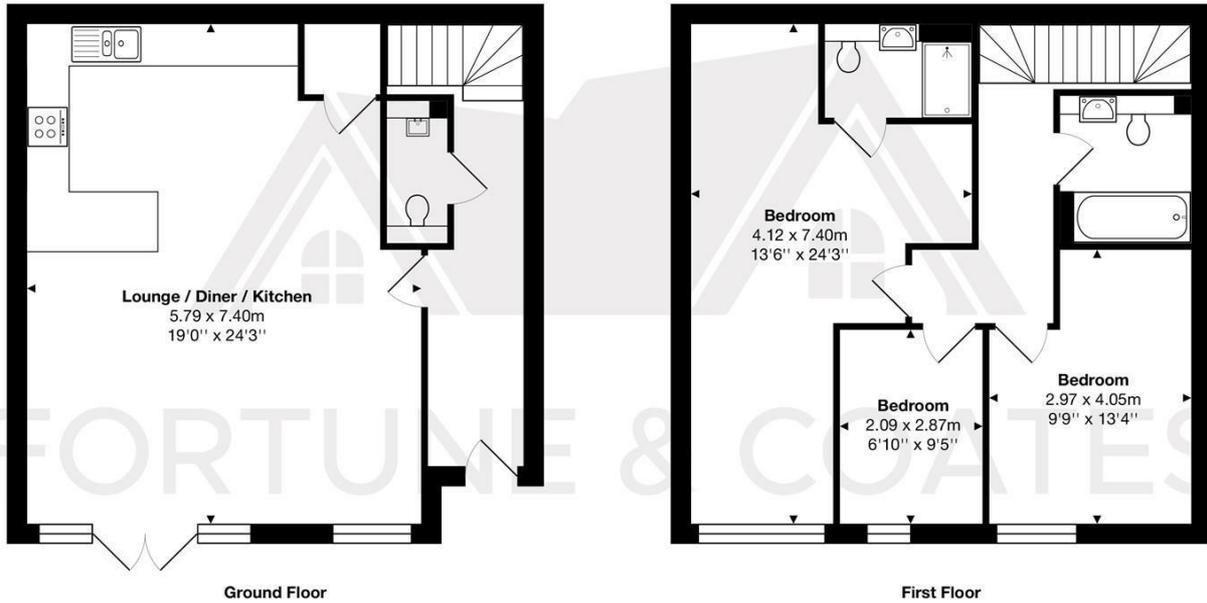
Bedroom 13'6" x 24'3" (4.12 x 7.40)

Bedroom 9'8" x 13'3" (2.97 x 4.05)

Bedroom 6'10" x 9'4" (2.09 x 2.87)

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. 107.0 m<sup>2</sup> ... 1151 ft<sup>2</sup>

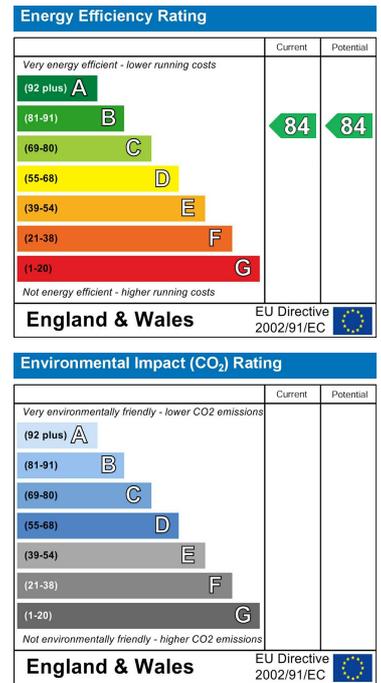
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Measurements and features are approximate and may differ from the actual property. Verify all details independently; no liability is accepted for errors or omissions.

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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.