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**FORTUNE & COATES**

The People's Estate Agent



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**12 Curteys, Harlow, CM17 0JG**

**Offers in the region of £865,000**

Fortune and Coates are delighted to offer to the market this exceptional and character-filled property situated in the highly sought-after location of Curteys, Old Harlow within walking distance of Harlow Mill Station.

Upon entering, you are greeted by an impressive living space featuring a stunning vaulted ceiling with exposed beams and mezzanine level above. The spacious living room is bright and inviting, benefiting from beautiful wooden flooring, built-in cupboard space and a feature fireplace, creating a warm atmosphere with seamless flow through to the rest of the home.

The kitchen has been thoughtfully designed in a stylish shaker finish, offering a range of wall and base units complemented by elegant marble worktops. A central island

Living room 23'3" x 23'3" (7.10 x 7.10)

Kitchen 16'0" x 13'3" (4.90 x 4.04)

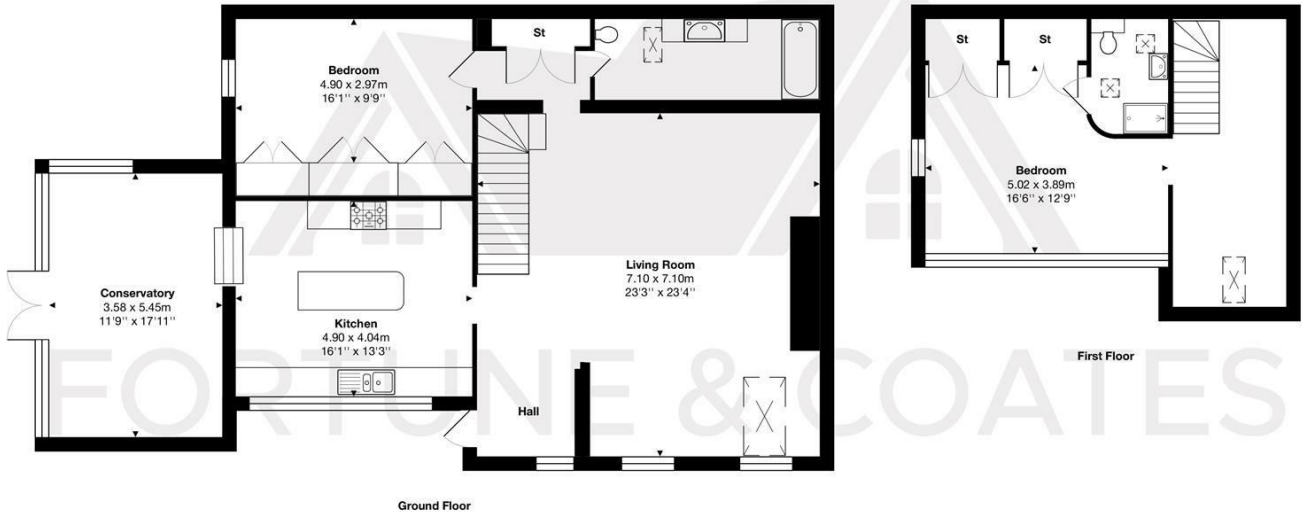
Conservatory 11'8" x 17'10" (3.58 x 5.45)

Bedroom 16'0" x 9'8" (4.90 x 2.97)

Bedroom 16'5" x 12'9" (5.02 x 3.89)

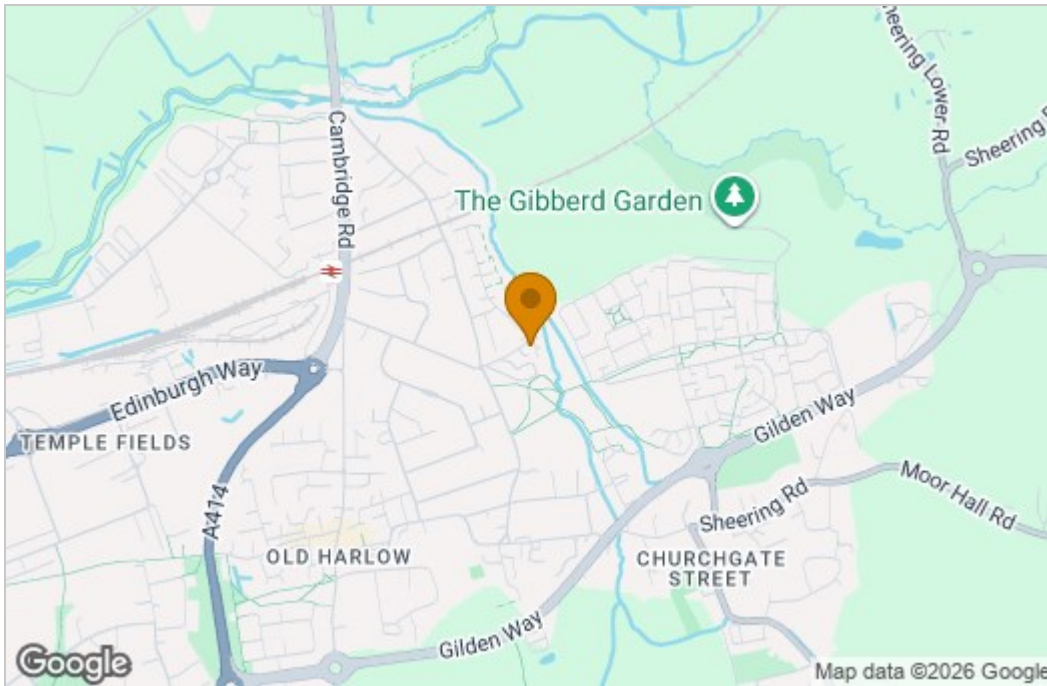
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## Floor Plan

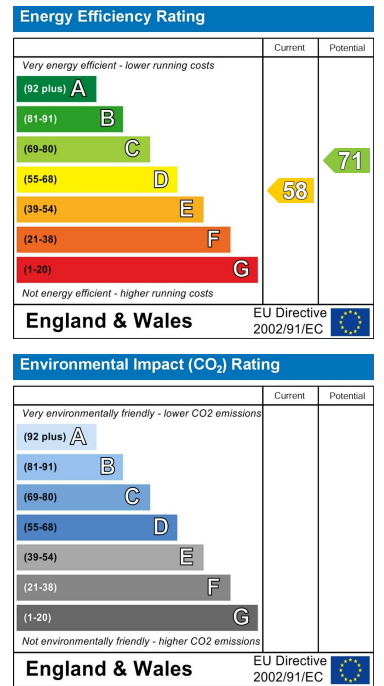


Total Area: approx. 162.8 m<sup>2</sup> ... 1753 ft<sup>2</sup>  
 THE FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT TO SCALE.  
 Measurements and features are approximate and may differ from the actual property. Verify all details independently; no liability is accepted for errors or omissions.  
 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.