



FORTUNE & COATES

The People's Estate Agent



FORTUNE & COATES



2 Crossway, Harlow, CM17 9LL

Offers in excess of £415,000

Fortune and Coates are excited to welcome to the market this impressive two bedroom semi detached family home situated on the award-winning Newhall development of Crossway, Harlow.

Upon entering, you are greeted by an inviting entrance hallway that provides easy access to the spacious living room with stairs leading to the first floor.

The bright and airy lounge is a generous space, perfect for entertaining family and friends or simply relaxing after a long day. The heart of the home is undoubtedly the open-plan kitchen diner, which boasts a range of modern wall and base units, complemented by integrated appliances including an oven, hob, dishwasher, and fridge/freezer. This area is designed for both casual family meals and more formal dining occasions, with ample space for a sofa and bi-fold doors that open up to the

Entrance Hall

Lounge 12'11" x 12'7" (3.96m x 3.86m)

Kitchen 15'5" x 8'5" (4.72m x 2.59m)

Downstairs WC

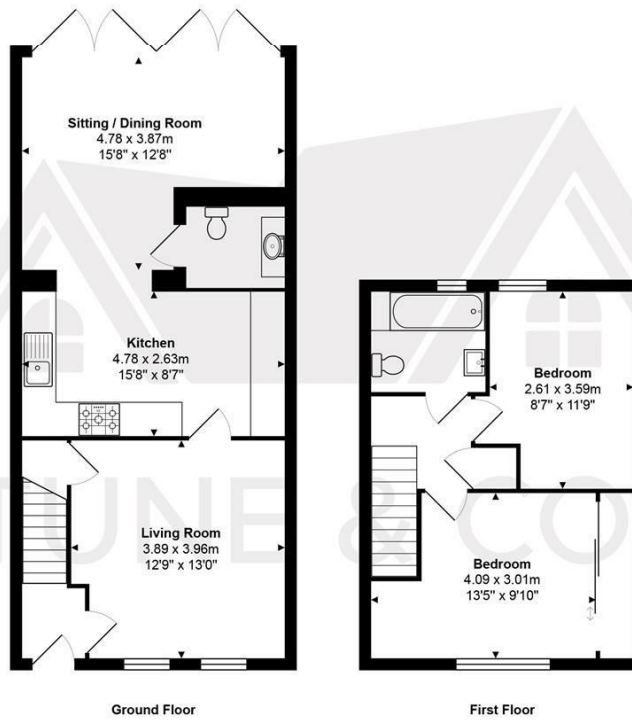
Dining Room 16'2" x 8'5" (4.95m x 2.57m)

Bathroom

Bedroom One 12'11" x 9'8" (3.96m x 2.97m)

Bedroom Two 8'5" x 11'8" (2.57m x 3.58m)

Floor Plan

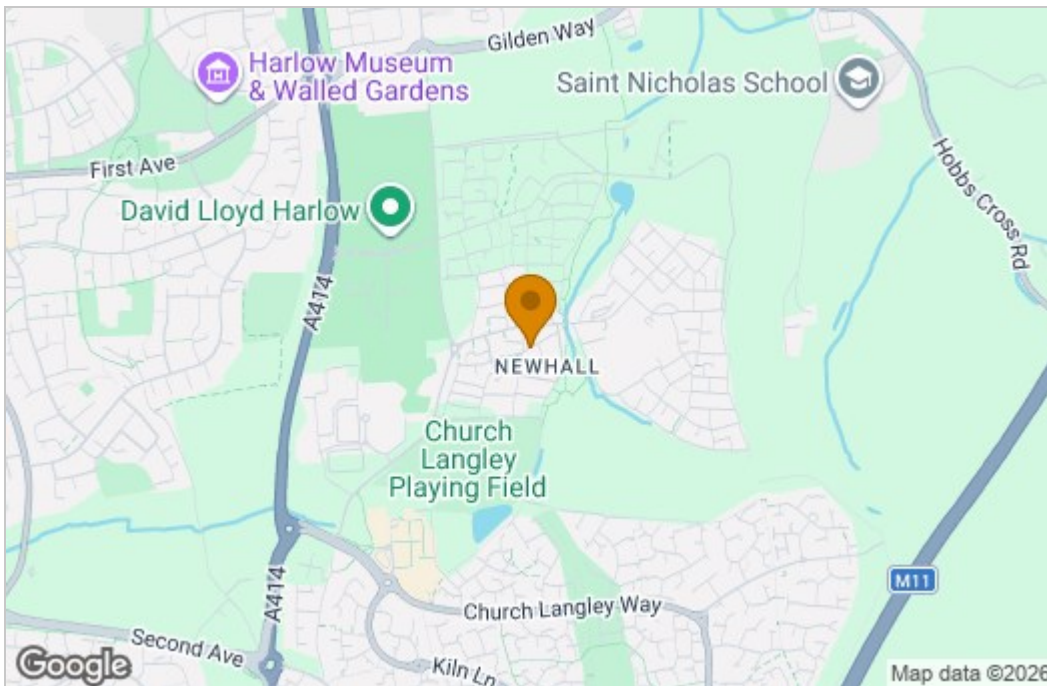


Total Area: approx. 84.1 m² ... 905 ft²

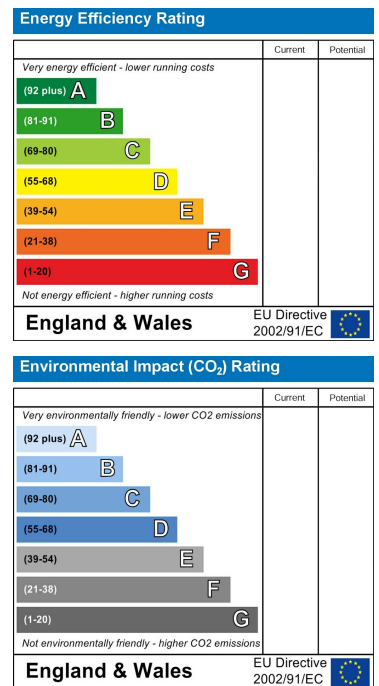
THE FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT TO SCALE. Measurements and features are approximate and may differ from the actual property. Verify all details independently, no liability is accepted for errors or omissions.

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.