



FORTUNE & COATES

The People's Estate Agent

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102 Copse Hill, Harlow, CM19 4PR

Guide price £425,000

Guide Price £425,000-£450,000. Fortune & Coates are pleased to offer to the market this well-proportioned three-bedroom semi-detached family home, situated in the popular location of Copse Hill, Harlow.

Upon entering, you are welcomed into the entrance hallway with stairs rising to the first floor and access to a convenient ground floor W/C. The spacious living room is bright and inviting, benefiting from a bay window allowing plenty of natural light and offering ample space for a range of furnishings.

The fitted kitchen comprises a range of wall and base units with a tiled splashback and space for a variety of freestanding appliances. There is also useful built-in storage. The separate dining room provides a practical space for family meals and entertaining and benefits from direct access to the rear garden.

Living room 10'8" x 13'3" (3.26 x 4.06)

Kitchen 9'1" x 14'2" (2.79 x 4.32)

Dining room 10'8" x 10'5" (3.26 x 3.18)

Bedroom 10'7" x 10'9" (3.23 x 3.28)

Bedroom 10'7" x 10'7" (3.23 x 3.25)

Bedroom 9'2" x 10'7" (2.81 x 3.25)

Garage 7'8" x 21'10" (2.34 x 6.68)

Shed 3'10" x 3'2" (1.18 x 0.97)

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: 101.0 m² ... 1087 ft²

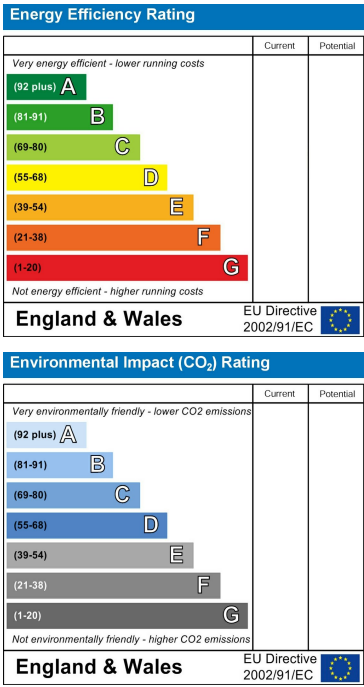
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Area Map



Energy Efficiency Graph



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