



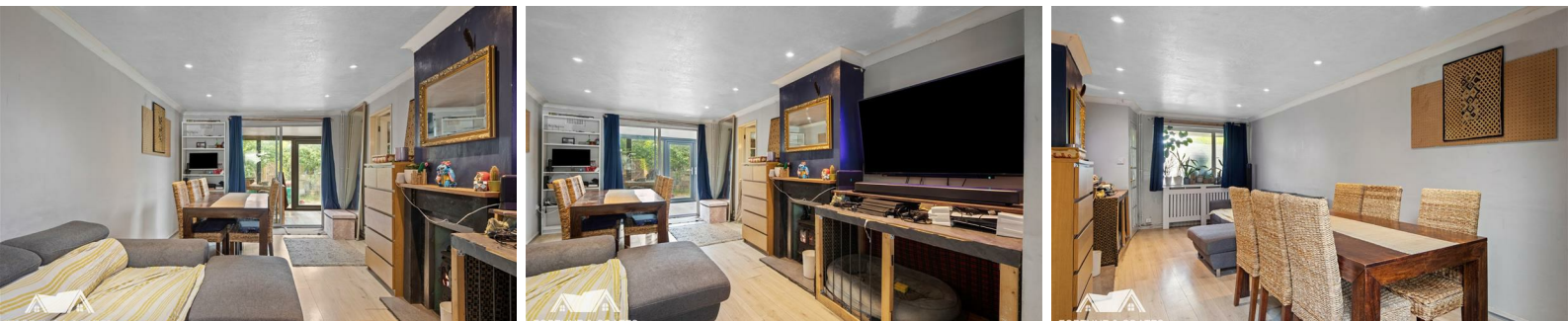
**FORTUNE & COATES**

The People's Estate Agent

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



**FORTUNE & COATES**



## 7 The Downs, Harlow, CM20 3RD

**Guide price £340,000**

Guide Price £340,000-£360,000. Fortune and Coates are delighted to welcome to the market this extended three bedroom mid terraced family home situated in the popular and convenient location of The Downs, Harlow.

This home is ideally located close to amenities and comprises an inviting and open entrance hallway with stairs to the first floor and leads through to the spacious kitchen with a range of shaker style wall and base units with integrated oven and hob, plumbing for a washing machine and dishwasher, space for an american fridge/freezer and has plenty of cupboard space. there is also a cloakroom/W.C that is situated under the stairs. The lounge/diner is generous in size with dual aspects, feature fireplace, room for family or formal dining and leads to the second reception room with an abundance of natural light through the floor to ceiling windows and french doors as well as the sky light. This room would be a fabulous dining room or relaxing space and overlooks the rear garden. Upstairs, all three bedrooms are well

Lounge/Dining Room 10'6" x 23'3" (3.21 x 7.11)

Kitchen 9'6" x 25'1" (2.92 x 7.66)

Reception Room 20'4" x 7'11" (6.21 x 2.43)

Bedroom 10'6" x 12'11" (3.21 x 3.94)

Bedroom 12'4" x 7'11" (3.76 x 2.43)

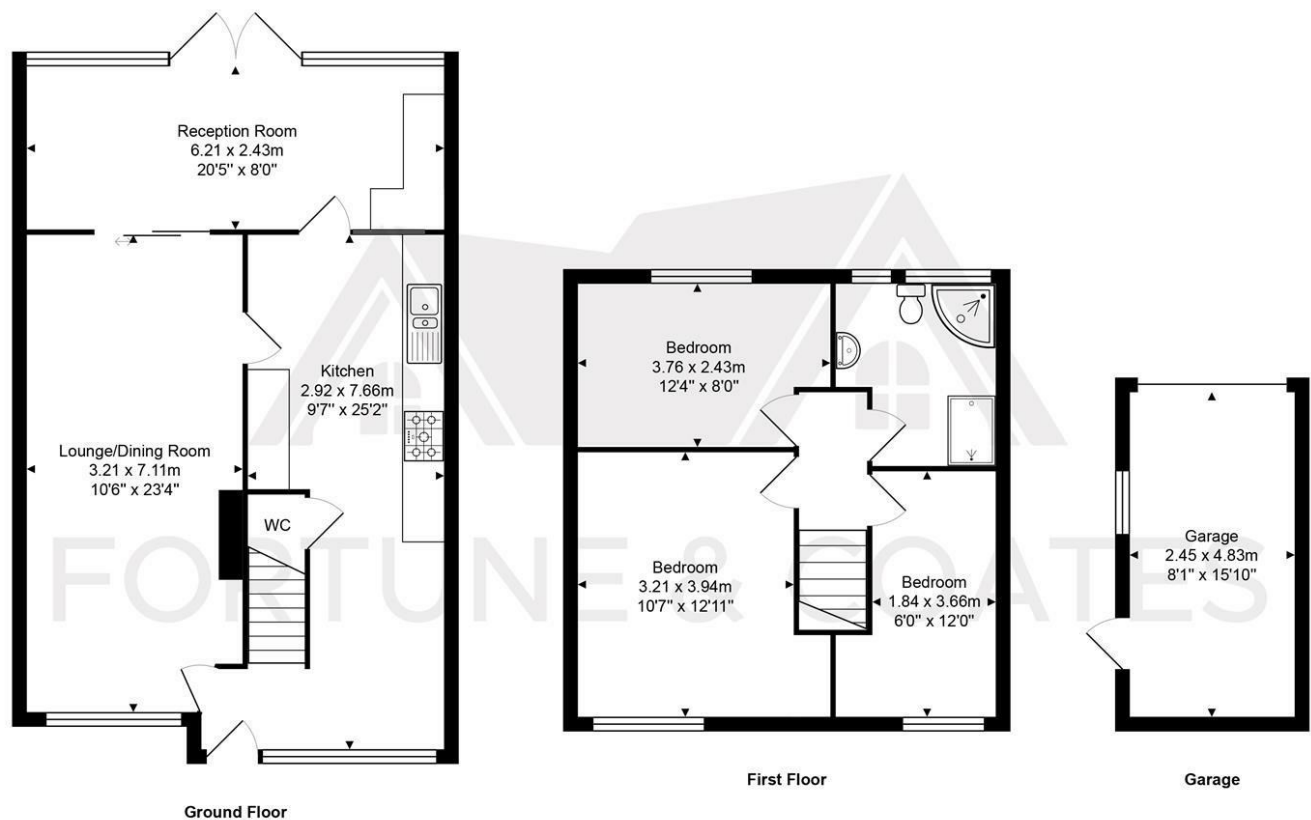
Bedroom 6'0" x 12'0" (1.84 x 3.66)

Garage 8'0" x 15'10" (2.45 x 4.83)

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

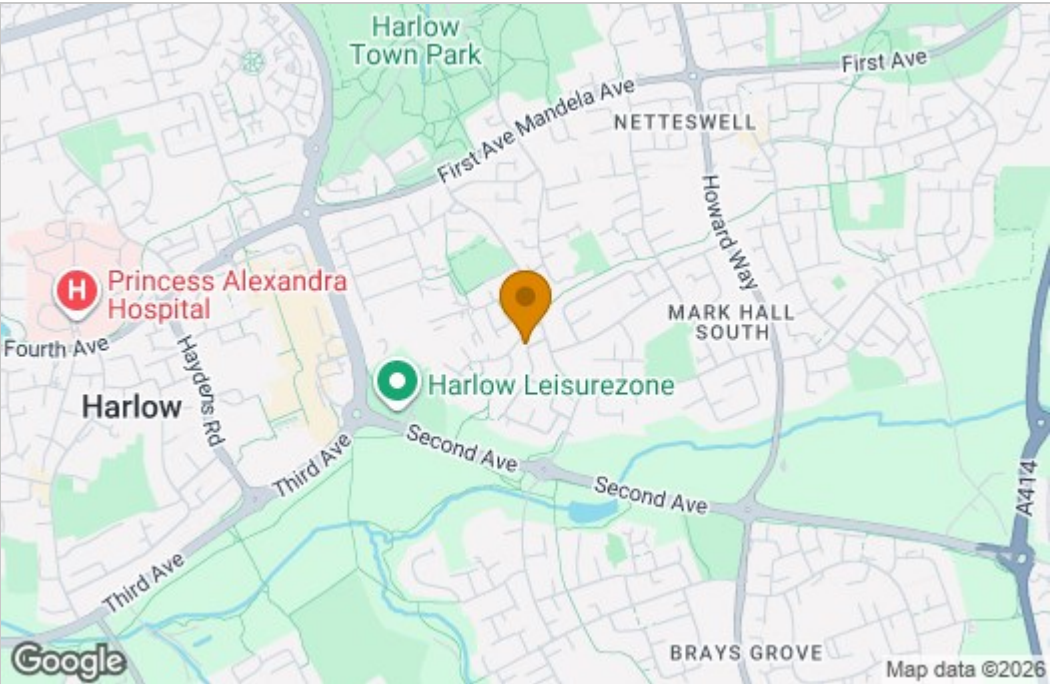


Total Area: approx. 113.8 m² ... 1224 ft²

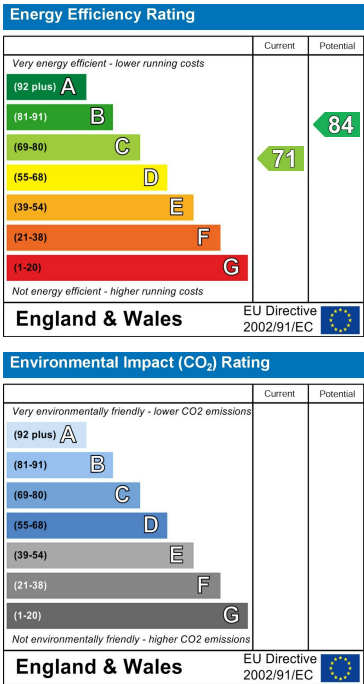
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Measurements and features are approximate and may differ from the actual property. Verify all details independently; no liability is accepted for errors or omissions.

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Area Map



Energy Efficiency Graph



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