



**FORTUNE & COATES**

The People's Estate Agent



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## 13 Windmill Fields, Harlow, CM17 0LQ

Guide price £400,000

Guide Price: £400,000 - £425,000

Fortune and Coates are delighted to offer to the market this two bedroom terraced home, situated within the highly sought-after Windmill Fields, Old Harlow.

Upon entering the property, you are welcomed by a spacious entrance hall leading through to a well-proportioned lounge, providing a comfortable and inviting space to relax with stairs to the first floor.

To the rear of the property is the heart of the home, a stylish modern kitchen fitted with a range of wall and base units, integrated double ovens, and space for a fridge/freezer. The kitchen opens seamlessly into a generous dining area, creating a lovely open-plan space for modern family living. Bi-fold doors lead directly onto the

Living room 16'6" x 14'9" (5.04 x 4.50)

Kitchen 16'6" x 6'2" (5.04 x 1.88)

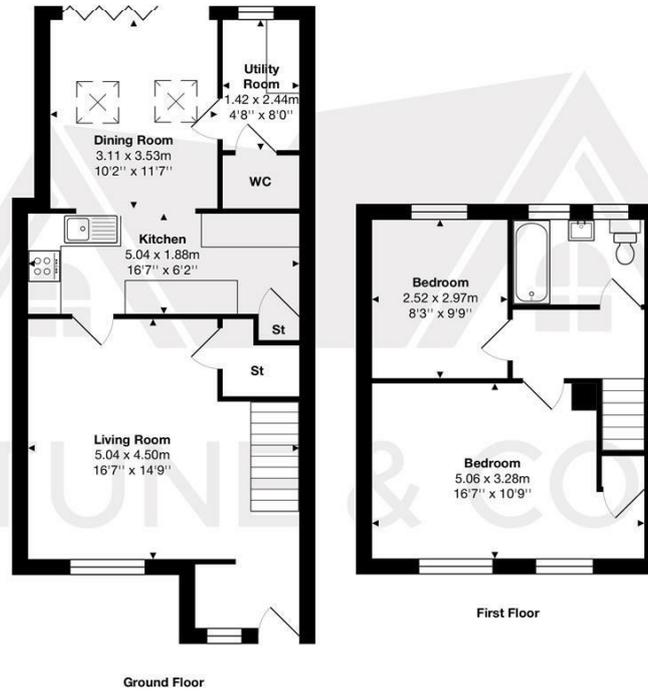
Dining room 10'2" x 11'6" (3.11 x 3.53)

Bedroom 16'7" x 10'9" (5.06 x 3.28)

Bedroom 8'3" x 9'8" (2.52 x 2.97)

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

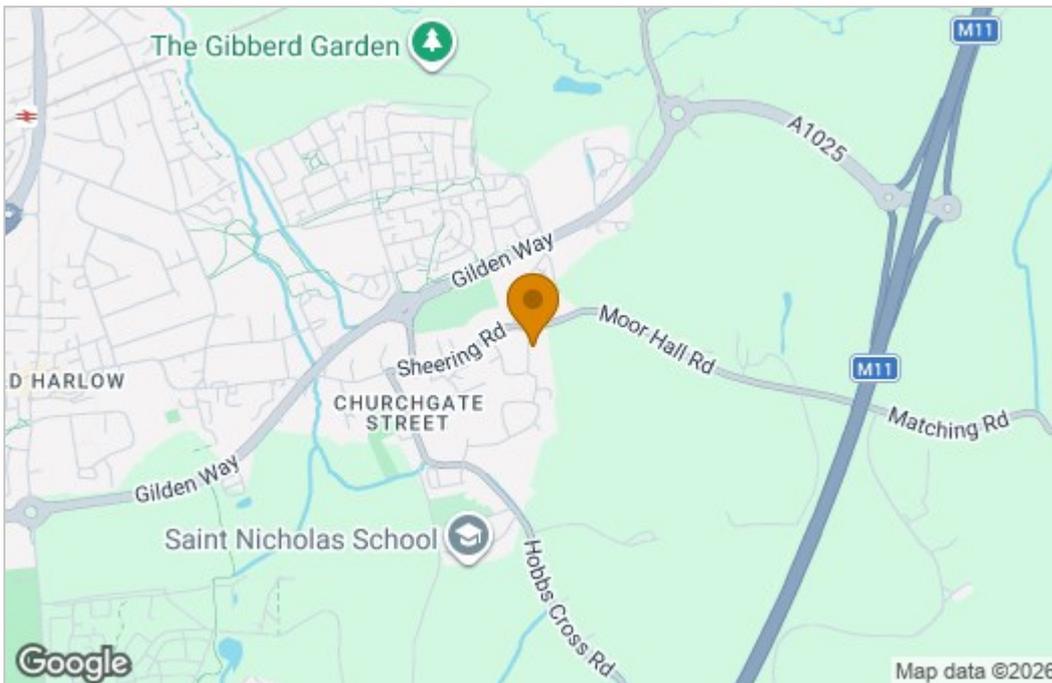


Total Area: approx. 84.2 m<sup>2</sup> ... 906 ft<sup>2</sup>

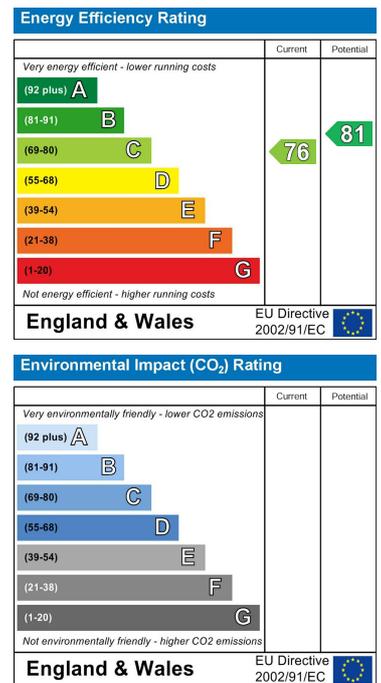
THE FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT TO SCALE. Measurements and features are approximate and may differ from the actual property. Verify all details independently; no liability is accepted for errors or omissions.

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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.