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**FORTUNE & COATES**

The People's Estate Agent



FORTUNE & COATES



**61 Wedhey, Harlow, CM19 4AE**

**Asking price £375,000**

Fortune and Coates are delighted to offer to the market this rarely available four bedroom mid terraced family home with garage situated in the convenient location of Wedhey, Harlow.

This home offers a lot of potential and comprises an inviting entrance hallway which leads through to the utility room and to the main hallway with stairs that lead to the first floor and ample storage space. The lounge/diner is spacious and bright with a feature fireplace and patio doors that lead out to the rear garden. The large kitchen offers a range of modern wall and base units, space for a cooker with plumbing for washing machine and dishwasher, there is also room for family dining. The utility room that is off from the kitchen features a cloakroom/W.C and ample storage space as well as door out to the garden. Upstairs features four well proportioned bedrooms and a family shower room. Outside, the generous rear garden is mainly laid to lawn with patio area for entertaining, mature trees and shrubs, and rear access.

Living Room 19'4 x 10'1 (5.89m x 3.07m)

Kitchen 12'8 x 9'11 (3.86m x 3.02m)

Utility 12'8 x 9'11 (3.86m x 3.02m)

Bedroom 12'6 x 11 (3.81m x 3.35m)

Bedroom 29'6"16'4" x 45'11"3'3" (9'5 x 14'1)

Bedroom 29'6"19'8" x 32'9"22'11" (9'6 x 10'7)

Bedroom 6'3 x 11 (1.91m x 3.35m)

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



Wedhey, Harlow

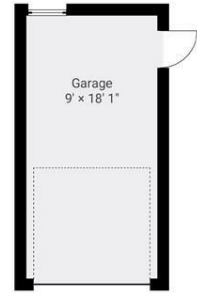
DETAILS  
 Total area: 1267.08 sq ft  
 Living area: 1104.46 sq ft

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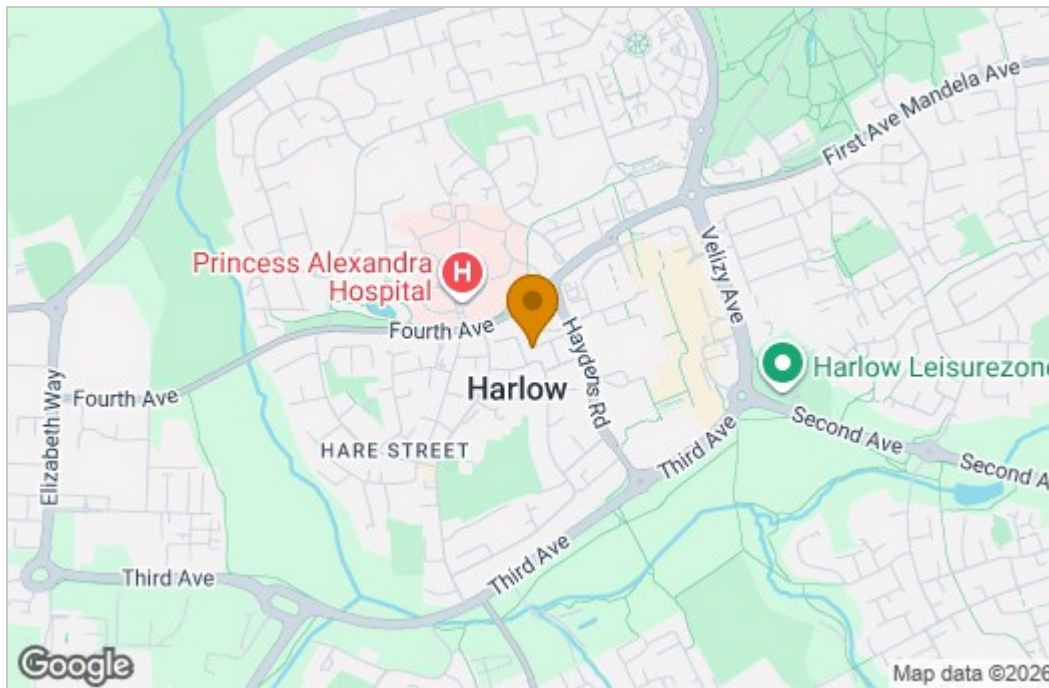
THE FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT TO SCALE. Measurements and features are approximate and may differ from the actual property. Verify all details independently, no liability is accepted for errors or omissions.

Property marketing provided by www.fotomarketing.co.uk

▼ **Ground Floor** TOTAL AREA: 548.54 sq ft • LIVING AREA: 548.54 sq ft • ▼ **1st Floor** TOTAL AREA: 555.91 sq ft • LIVING AREA: 555.91 sq ft • ▼ **2nd Floor** TOTAL AREA: 162.63 sq ft • LIVING AREA: 0.00 sq ft •



# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>87</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>74</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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.