



**FORTUNE & COATES**

The People's Estate Agent

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**11 Cock Green, Harlow, CM19 4HW**

**Guide price £450,000**

Guide Price £450,000- £475,000.

Fortune and Coates are excited to offer to the market this rarely available three bedroom semi detached family home situated in the highly sought after location of Cock Green, Harlow.

This home is well presented throughout and has been lovingly looked after by the current owners.

You enter via the porch into the entrance hallway with cloakroom.W.C. The spacious and bright lounge has a comfortable feel with fireplace and french doors that lead to the rear garden. The kitchen offers a range of wall and base units, integrated appliances and plenty of storage space and door that leads through to the separate dining room and the sunny garden room/conservatory is accessed via the kitchen with views of the garden.

Lounge

Dining Room

Kitchen

Conservatory

Bedroom

Bedroom

Bedroom

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. 123.7 sq. metres (1331.4 sq. feet)

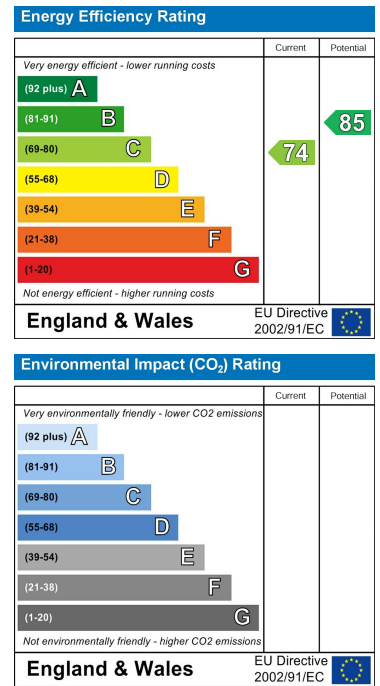
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## Area Map



## 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.