



**FORTUNE & COATES**

The People's Estate Agent



FORTUNE & COATES



## 18 Perry Spring, Harlow, CM17 9DG

**£315,000**

Fortune and Coates are delighted to offer to the market this two-bedroom mid terraced home situated in Perry Spring, Harlow.

Upon entering, you are welcomed by an inviting entrance hallway which provides access to the lounge/dining room with stairs to the first floor.

The spacious lounge/dining room is a standout feature, boasting a bright dual-aspect layout that fills the room with natural light, offering plenty of space for both relaxing and entertaining, as well as a dining area for family meals or hosting guests with sliding patio doors leading out to the rear garden.

The kitchen is positioned to the rear of the property and is fitted with a range of shaker-style wall and base units, offering ample cupboard space. It features an

Living/dining room 10'8" x 20'7" (3.27 x 6.28)

Kitchen 7'2" x 11'10" (2.19 x 3.61)

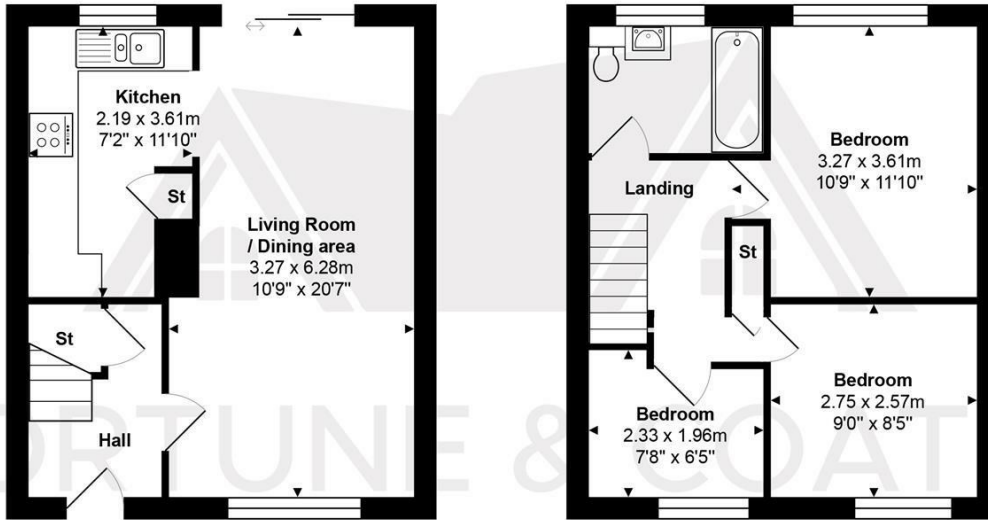
Bedroom 10'8" x 11'10" (3.27 x 3.61)

Bedroom 9'0" x 8'5" (2.75 x 2.57)

Bedroom 7'7" x 6'5" (2.33 x 1.96)

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



Ground Floor

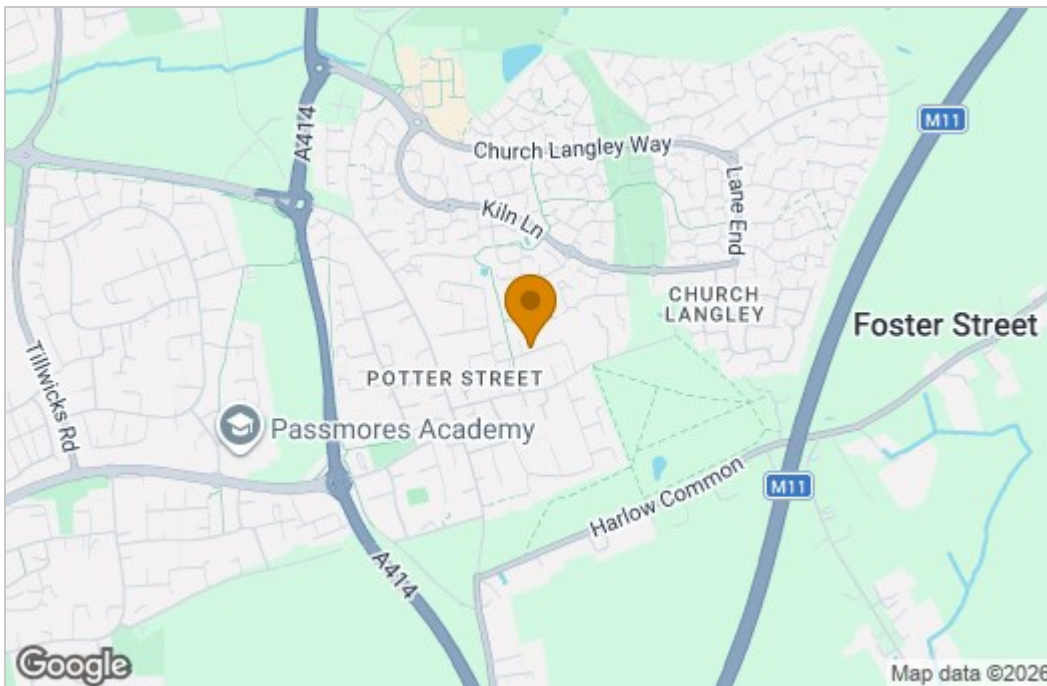
First Floor

Total Area: approx. 64.8 m<sup>2</sup> ... 698 ft<sup>2</sup>

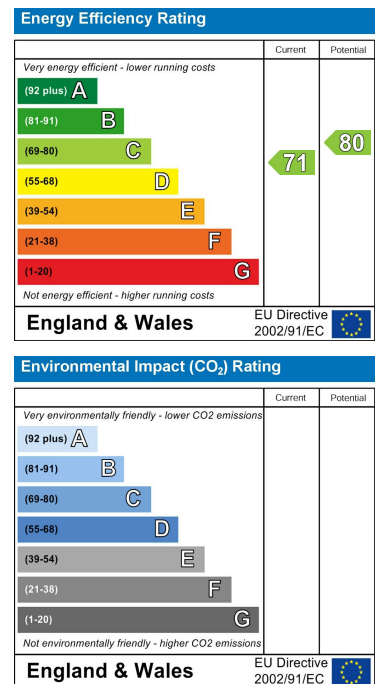
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Measurements and features are approximate and may differ from the actual property. Verify all details independently; no liability is accepted for errors or omissions.

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## Area Map



## Energy Efficiency Graph



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