



**FORTUNE & COATES**

The People's Estate Agent

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**148 Longfield, Harlow, CM18 6LD**

**Guide price £315,000**

Guide Price: £315,000 - £325,000.

Fortune and Coates are pleased to welcome to the market this spacious and well-presented, chain free, two double bedroom family home situated in the popular and convenient location of Longfield, Harlow.

Upon entering, you are welcomed by a practical entrance that leads into a utility room, complete with plumbing for your appliances, ensuring convenience in daily living.

The spacious lounge is a highlight of the property, featuring large windows that allow an abundance of natural light to fill the room. This airy space is ideal for entertaining family and friends, with a staircase leading to the first floor.

**Living Room 11'8" x 21'0" (3.57 x 6.42)**

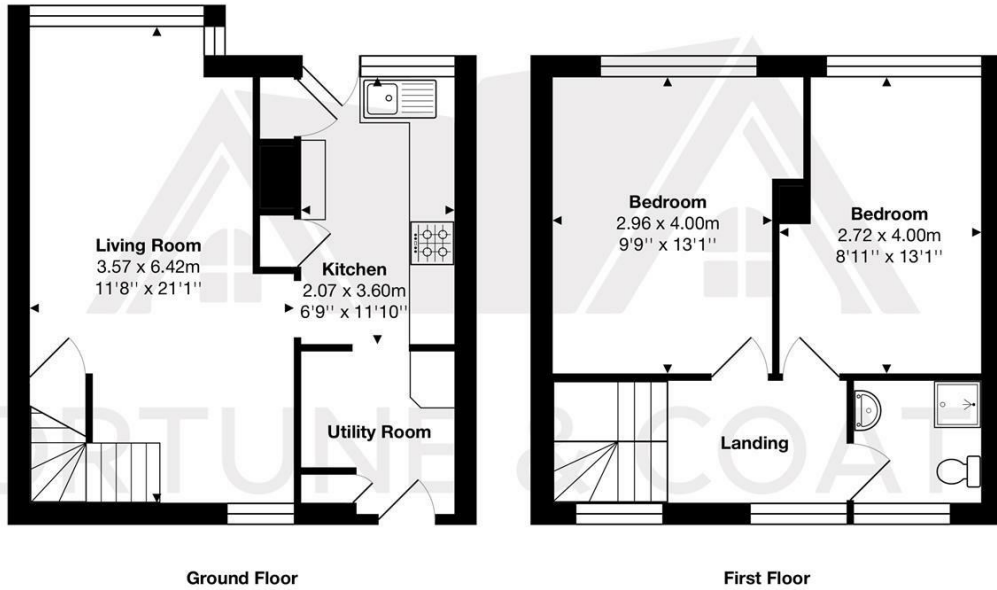
**Kitchen 6'9" x 11'9" (2.07 x 3.60)**

**Bedroom 9'8" x 13'1" (2.96 x 4.00)**

**Bedroom 8'11" x 13'1" (2.72 x 4.00)**

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. 68.0 m<sup>2</sup> ... 732 ft<sup>2</sup>

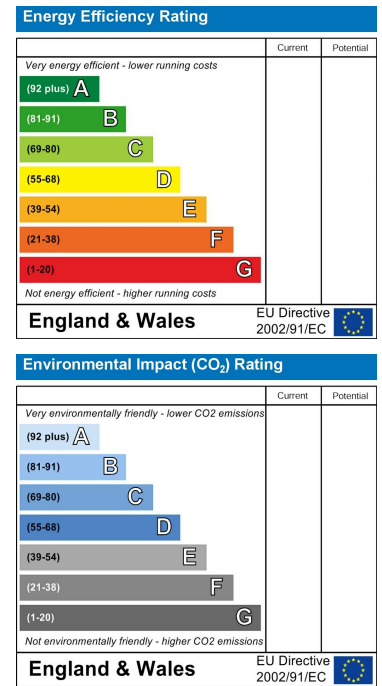
THE FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT TO SCALE.  
Measurements and features are approximate and may differ from the actual property. Verify all details independently; no liability is accepted for errors or omissions.

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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.