



**FORTUNE & COATES**

The People's Estate Agent

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**135 Joyners Field, Harlow, CM18 7QA**

**Asking price £285,000**

Fortune and Coates are pleased to offer to the market this three-bedroom family home situated in the popular and convenient location of Joyners Field, Harlow, offering a fantastic opportunity for buyers looking to renovate.

Upon entering, you are welcomed by a porch leading through to the spacious living room, providing a generous layout with plenty of potential to create a bright and comfortable space for both relaxing and entertaining. The room flows through to the kitchen, offering scope to reconfigure or upgrade to suit modern family living.

The kitchen is fitted with a range of wall and base units and offers ample space for appliances, however would benefit from updating, making it an ideal project for those looking to design a kitchen to their own taste.

Living room 15'10" x 11'7" (4.83 x 3.55)

Kitchen 19'1" x 9'7" (5.82 x 2.93)

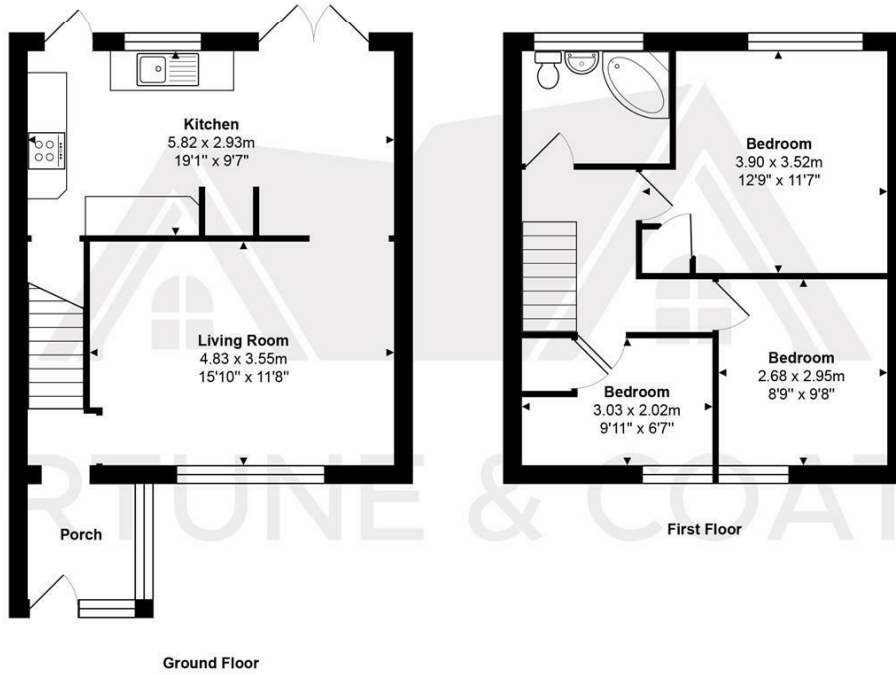
Bedroom 12'9" x 11'6" (3.90 x 3.52)

Bedroom 9'11" x 6'7" (3.03 x 2.02)

Bedroom 8'9" x 9'8" (2.68 x 2.95)

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

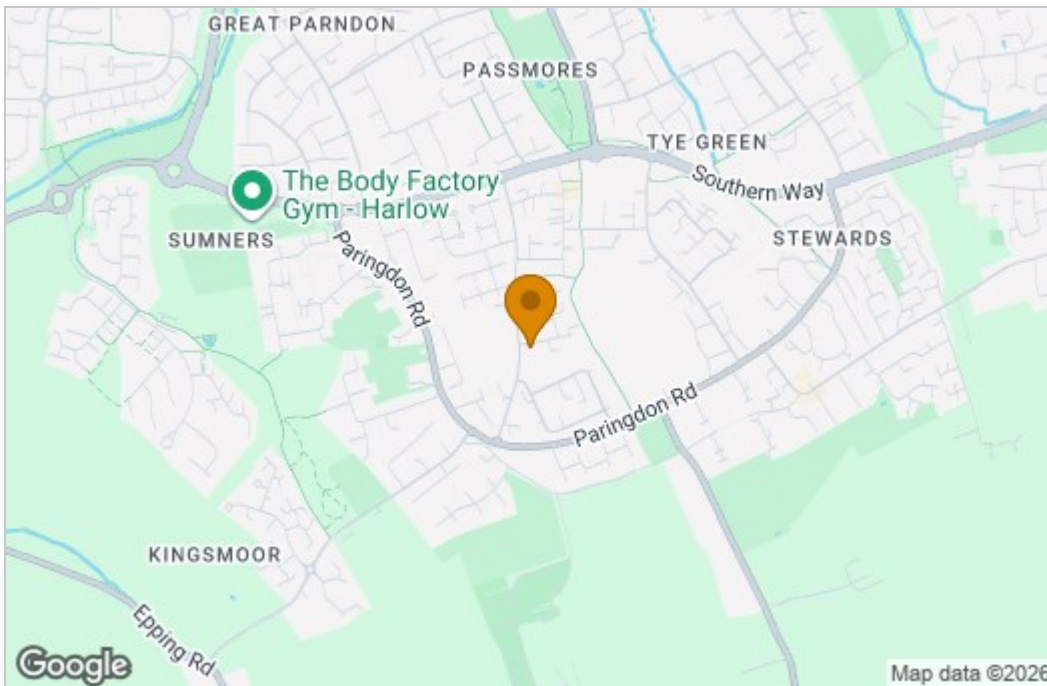


Total Area: approx. 80.1 m<sup>2</sup> ... 862 ft<sup>2</sup>

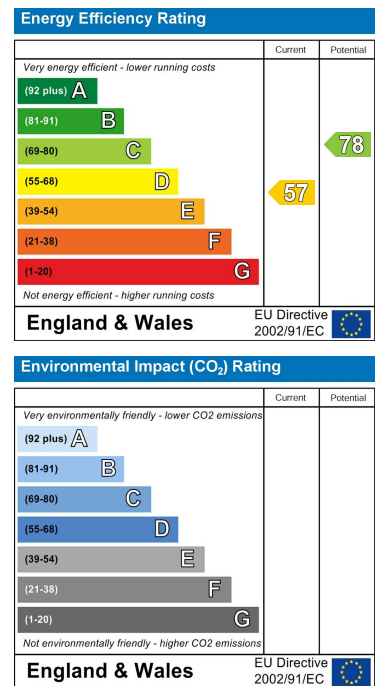
THE FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT TO SCALE.  
Measurements and features are approximate and may differ from the actual property. Verify all details independently; no liability is accepted for errors or omissions.

Property marketing provided by www.fotomarketing.co.uk

## 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.