



FORTUNE & COATES

The People's Estate Agent

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134 The Downs, Harlow, CM20 3RQ

Offers in excess of £300,000

Fortune and Coates are delighted to offer to the market this three-bedroom, end of terrace family home.

Upon entering, you are greeted by an inviting entrance hallway that leads to a spacious lounge/diner. This large open-plan area is bathed in natural light thanks to its dual aspects, creating a warm and welcoming atmosphere.

The lounge/diner conveniently connects to the kitchen, which features white wall and base units, an integrated oven and hob, and ample cupboard space. A patio door opens up to the rear garden, enhancing the connection between indoor and outdoor living. The kitchen also boasts a utility room, providing additional space for laundry and storage.

Lounge/diner 10'5" x 22'4" (3.20 x 6.81)

Kitchen 9'5" x 12'4" (2.89 x 3.76)

Utility room 6'2" x 9'8" (1.89 x 2.95)

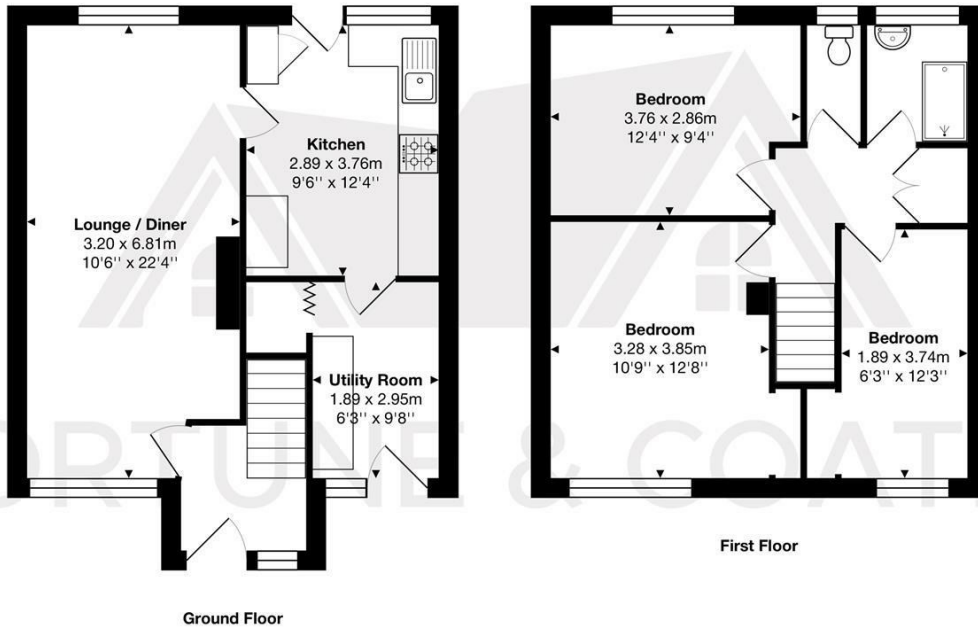
Bedroom 10'9" x 12'7" (3.28 x 3.85)

Bedroom 12'4" x 9'4" (3.76 x 2.86)

Bedroom 6'2" x 12'3" (1.89 x 3.74)

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

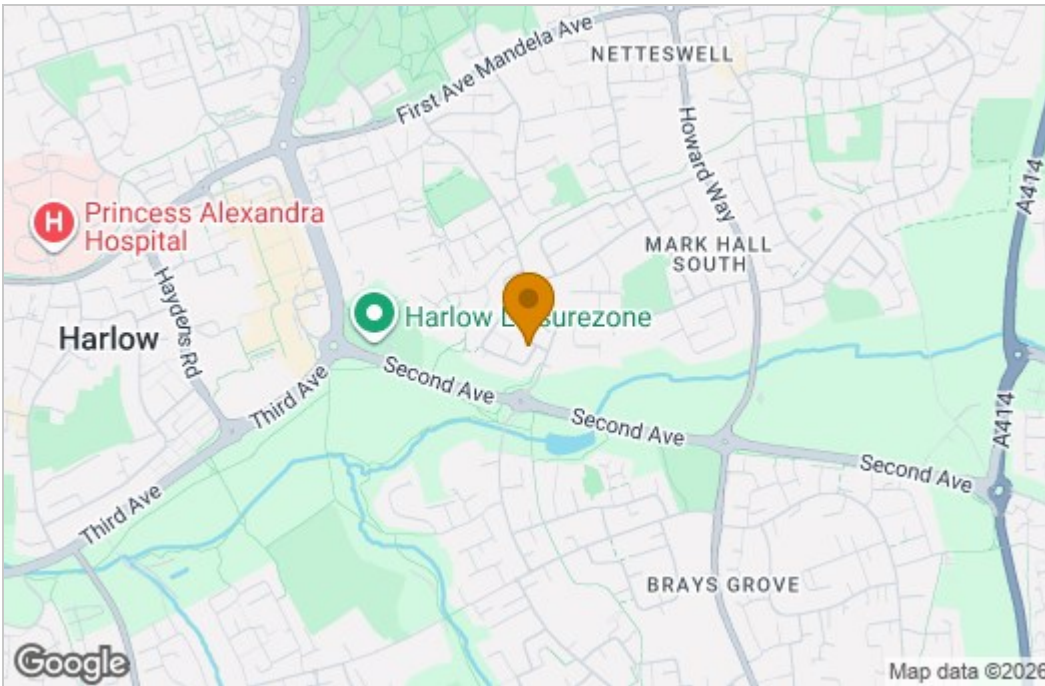


Total Area: approx. 86.9 m² ... 936 ft²

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

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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