



**FORTUNE & COATES**

The People's Estate Agent



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## 13 Old Orchard, Harlow, CM18 6YG

Asking price £450,000

Terrific three-bedroom, two full bathroom, large corner plot detached family home, detached large garage situated in the desirable area of Old Orchard, Harlow.

Well-maintained home with generous living space, quality finishes, and a seamless indoor-outdoor lifestyle, making it a standout opportunity for buyers seeking comfort and character. With three well-proportioned bedrooms and a thoughtfully designed layout with downstairs w/c and water softener system, this home is perfect for families or anyone looking for a spacious living environment.

Generous living room, which serves as the heart of the home. This impressive space features elegant parquet flooring and a custom mid-century modern wall-to-wall storage system, combining style with practicality. The living room is bathed in natural light thanks to two sets of sliding doors that open onto a beautifully laid brick

Living room 18'11" x 16'10" (5.77 x 5.15)

Dining room 11'10" x 10'4" (3.61 x 3.17)

Kitchen 8'4" x 15'10" (2.55 x 4.85)

Utility 6'9" x 7'11" (2.08 x 2.43)

Bedroom 8'6" x 16'11" (2.61 x 5.16)

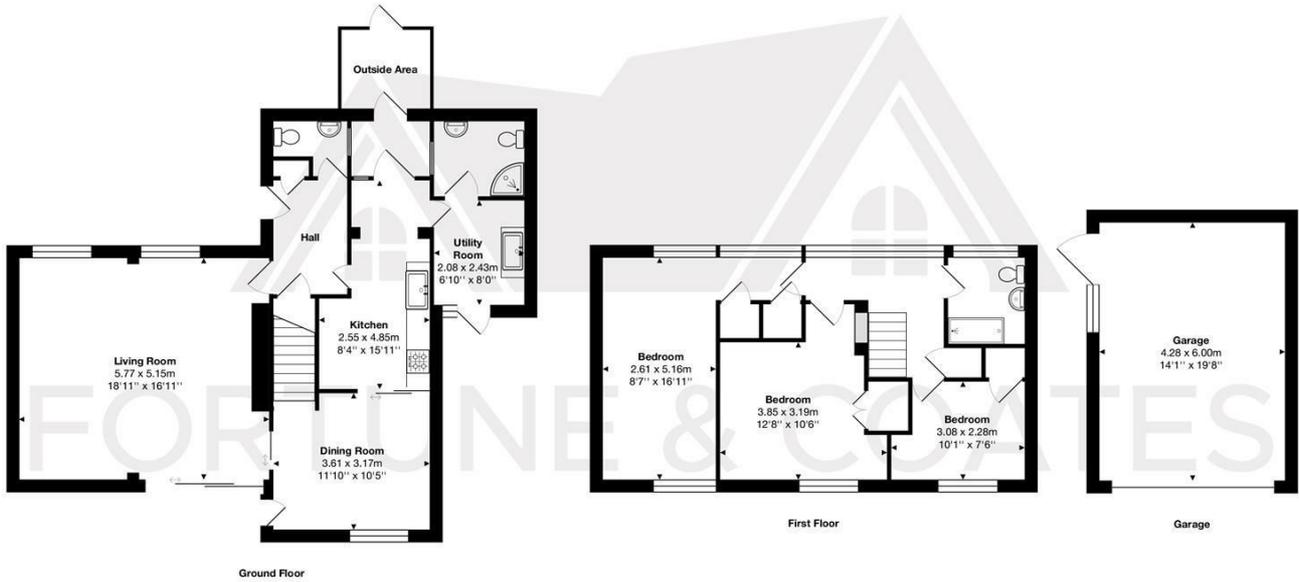
Bedroom 12'7" x 10'5" (3.85 x 3.19)

Bedroom 10'1" x 7'5" (3.08 x 2.28)

Garage 14'0" x 19'8" (4.28 x 6.00)

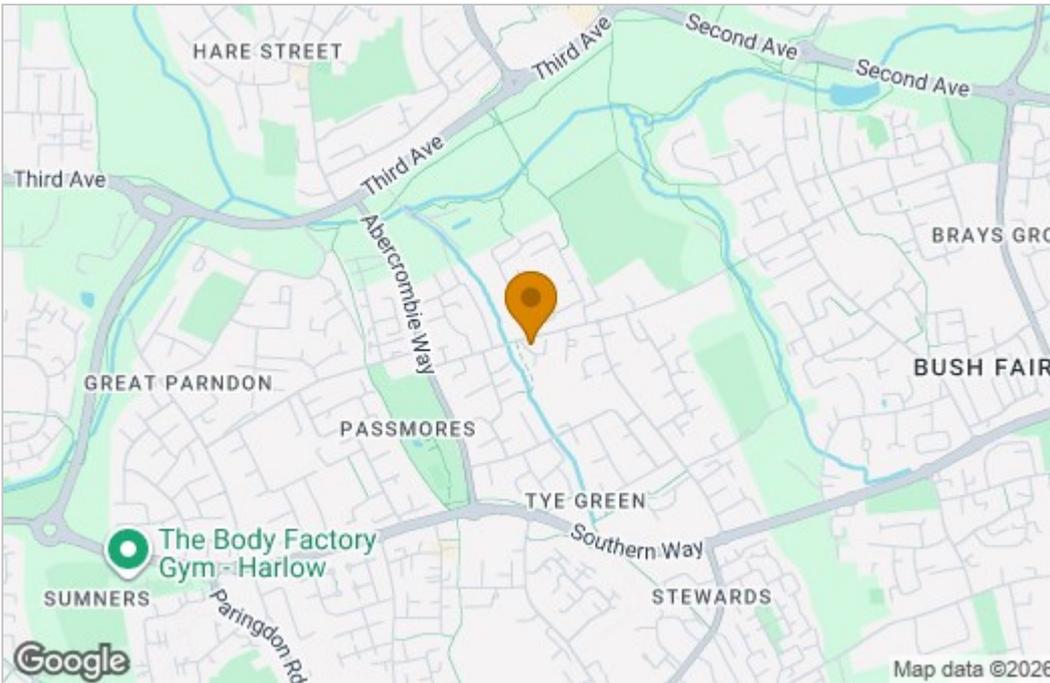
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# Floor Plan

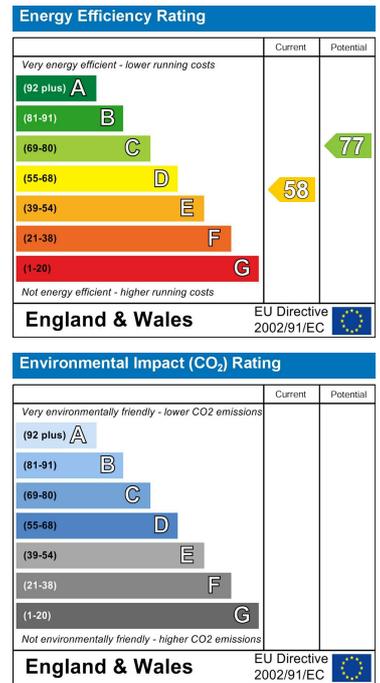


Total Area: approx. 149.2 m<sup>2</sup> ... 1606 ft<sup>2</sup> (excluding outside area)  
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# Area Map



# Energy Efficiency Graph



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