



**FORTUNE & COATES**

The People's Estate Agent



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## 68 Hollyfield, Harlow, CM19 4NA

Guide price £325,000

Guide Price- £325,000 - £335,000

Fortune and Coates are delighted to offer to the market this three-bedroom family home situated in the popular and convenient location of Hollyfield, Harlow.

Upon entering, you are welcomed into a spacious entrance hallway with stairs rising to the first floor, a convenient downstairs W/C and access through to the kitchen and living room.

The living room is a bright and spacious area benefiting from dual aspects that allow plenty of natural light to flood through, creating a warm and inviting atmosphere. Offering ample space for both comfortable seating and a dining room table, this versatile room is ideal for both relaxing and entertaining. A feature fireplace creates a

Living room 9'10" x 25'10" (3.01 x 7.89 )

Kitchen 8'3" x 11'11" (2.54 x 3.65)

Bedroom 9'4" x 13'4" (2.87 x 4.08)

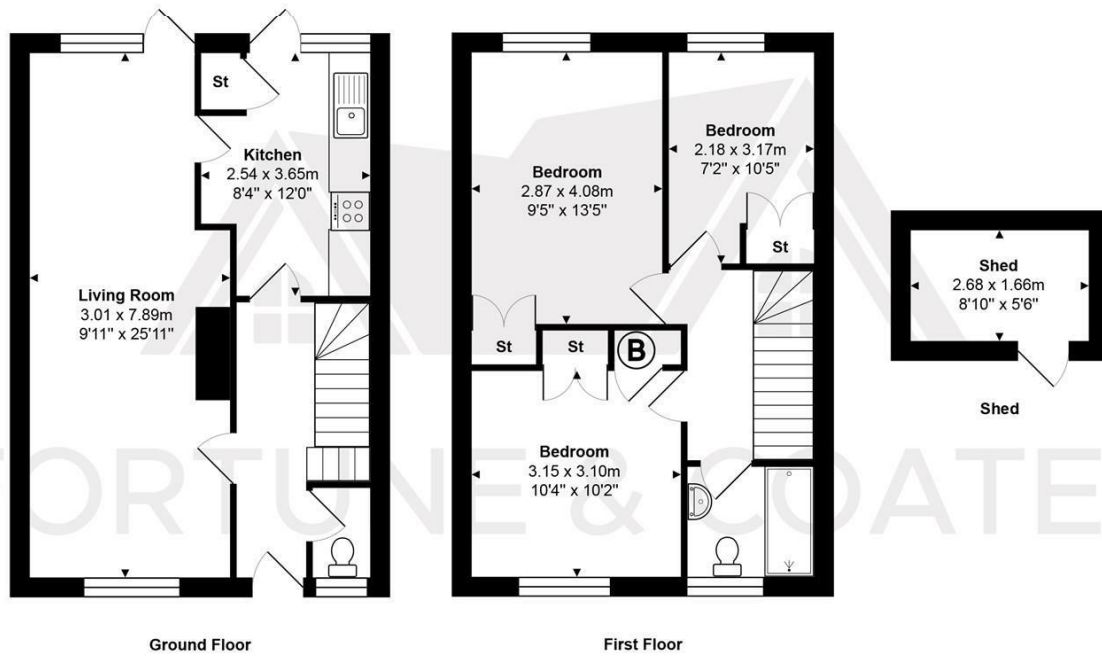
Bedroom 10'4" x 10'2" (3.15 x 3.10)

Bedroom 7'1" x 10'4" (2.18 x 3.17)

Shed 8'9" x 5'5" (2.68 x 1.66)

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

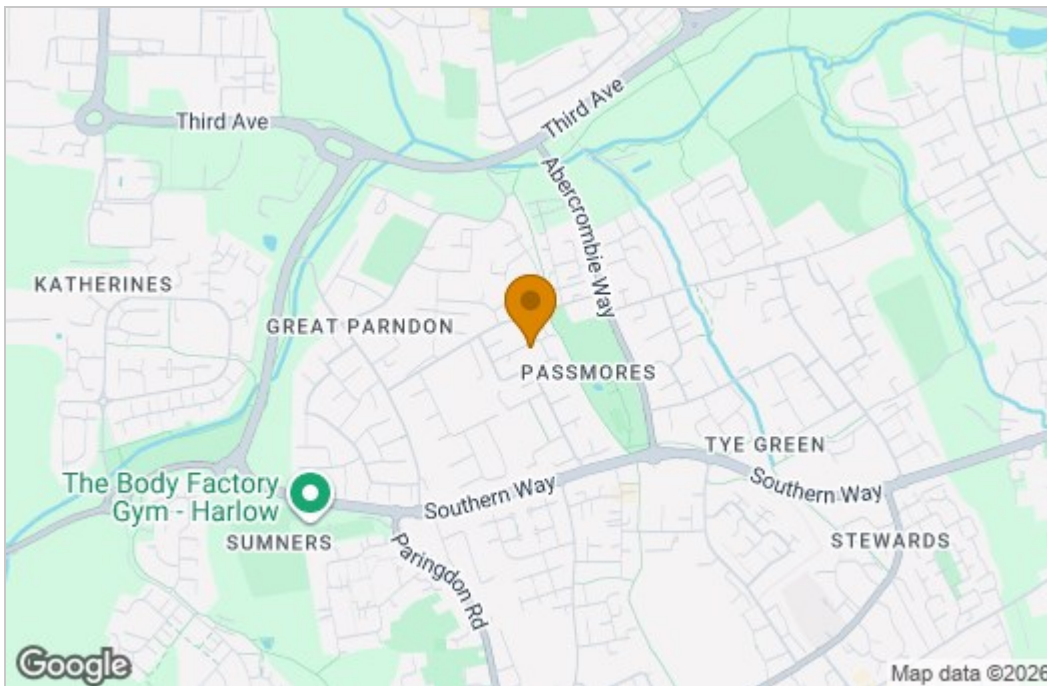


Total Area: approx. 85.5 m<sup>2</sup> ... 920 ft<sup>2</sup>

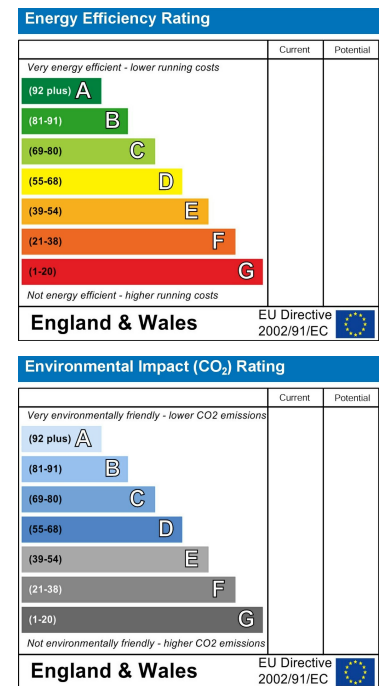
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## Area Map



## Energy Efficiency Graph



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