



The Fortunes, Harlow, CM18 6PJ  
Guide Price £325,000

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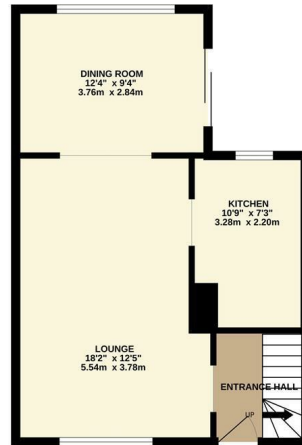
# The Fortunes, Harlow, CM18 6PJ

**\*\* (Guide Price £325,000 - £335,000) \*\***

An extended two bedroom end of terrace house with driveway for two vehicles. The property comprises an entrance hall leading to a living room, kitchen with a modern range of fitted wall & base level units with work-surface areas, extension currently used as a dining room/play room, landing, two double bedrooms and a family bathroom with a white three piece-suite. Outside the southerly facing rear garden offers artificial lawn and patio areas as well as a storage shed and rear access. The Fortunes is a popular area located close to Bush Fair which offers a range of local shops and schools nearby.



GROUND FLOOR  
444 sq.ft. (41.3 sq.m.) approx.



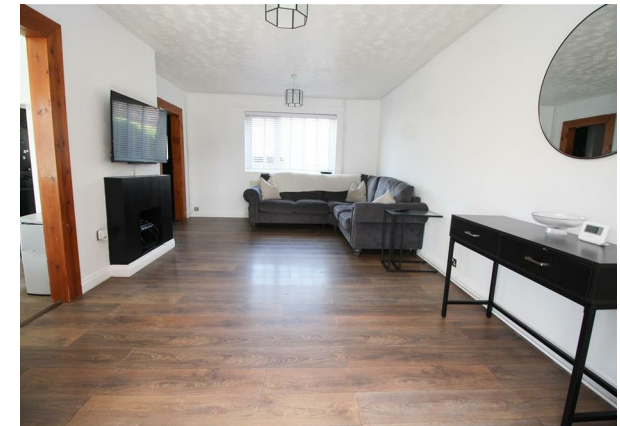
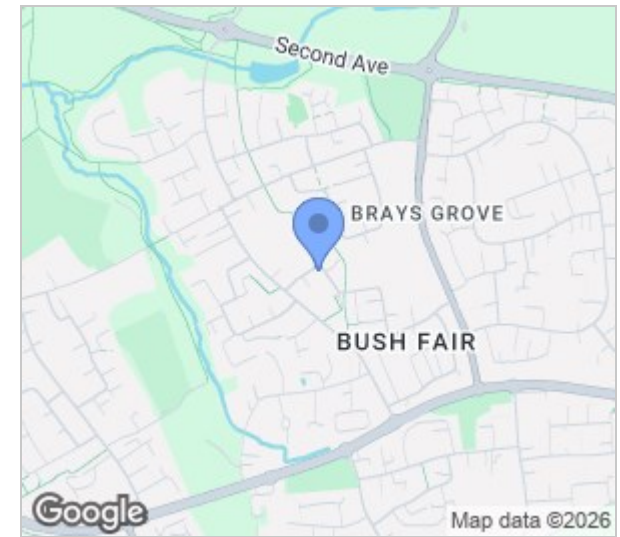
1ST FLOOR  
331 sq.ft. (30.7 sq.m.) approx.



REYLANDJOHNSON/TF

TOTAL FLOOR AREA: 775 sq.ft. (72.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of details, dimensions, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here are not been tested and no guarantee as to their operability or efficiency can be given. Made with Metreplan iCAD.



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	65	78

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(82 plus) A			
(61-81) B			
(49-60) C			
(35-48) D			
(29-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

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.

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