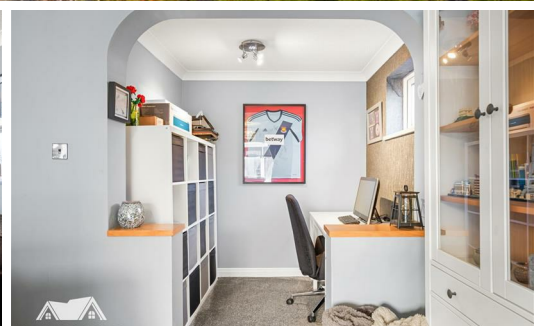




FORTUNE & COATES

The People's Estate Agent



131 Hull Grove, Harlow, CM19 5RS

Asking price £350,000

Fortune and Coates are delighted to welcome to the market this three-bedroom mid-terrace family home, situated in Hull Grove, Harlow.

Upon entering, you are greeted by an inviting hallway that provides access to a convenient downstairs w/c, as well as the spacious kitchen and living room.

The living room is a generous open space, ideal for entertaining family and friends. It flows seamlessly into a large conservatory, which is bathed in natural light and currently serves as an additional reception area. French patio doors lead from the conservatory to the rear garden, creating a lovely connection between indoor and outdoor living. Adjacent to the living room is a versatile space currently set up as a home office. It offers excellent flexibility and could easily be repurposed to meet your needs, whether as additional storage, a playroom, or another practical room.

Living room 11'2" x 13'1" (3.41 x 4.01)

Kitchen 8'5" x 19'1" (2.59 x 5.84)

Conservatory 23'1" x 12'6" (7.04 x 3.83)

Study 6'10" x 5'8" (2.09 x 1.73)

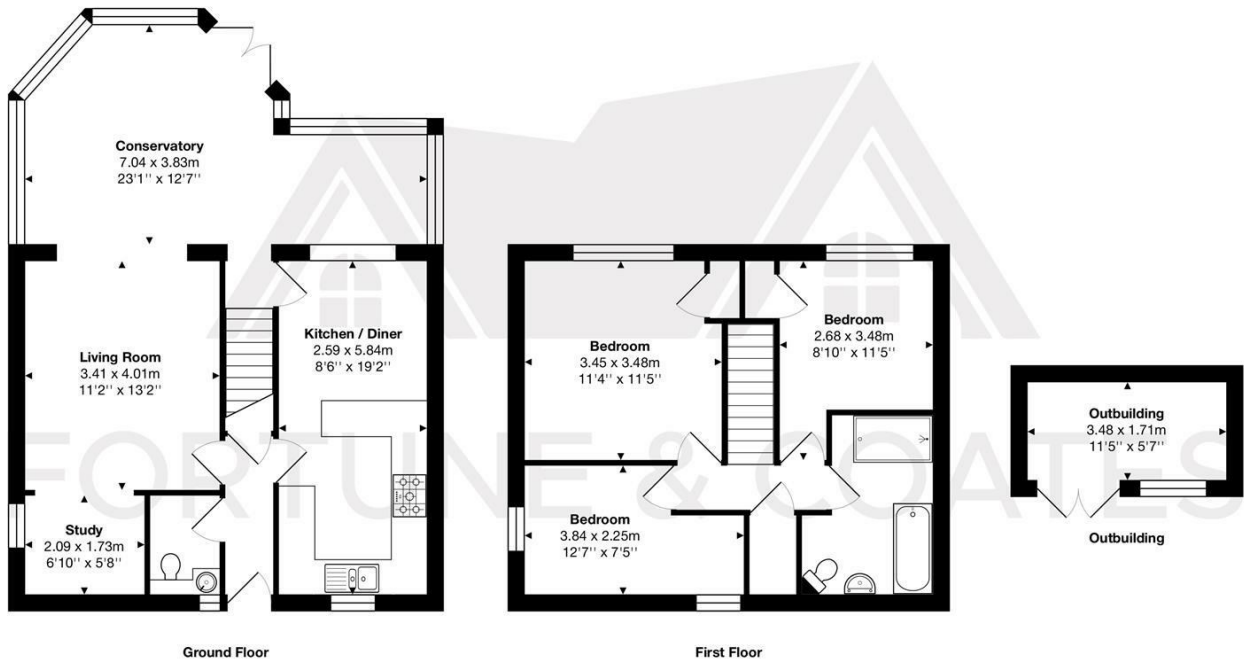
Bedroom 11'3" x 11'5" (3.45 x 3.48)

Bedroom 12'7" x 7'4" (3.84 x 2.25)

Bedroom 8'9" x 11'5" (2.68 x 3.48)

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. 111.0 m² ... 1195 ft²

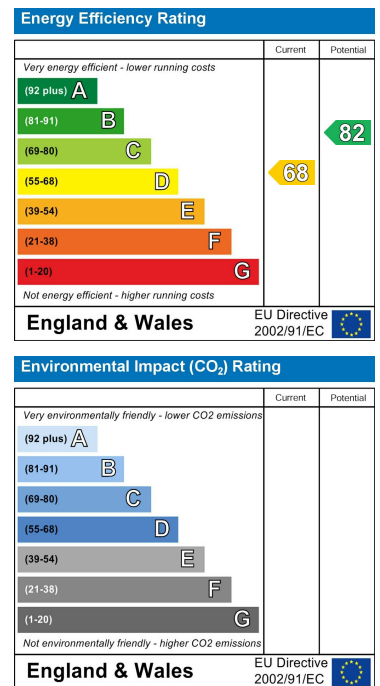
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Measurements and features are approximate and may differ from the actual property. Verify all details independently; no liability is accepted for errors or omissions.

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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.