



FORTUNE & COATES

The People's Estate Agent



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36 Sheldon Close, Harlow, CM17 9QR

£300,000

Fortune and Coates are delighted to offer to the market this two-bedroom family home situated in the desirable area of Sheldon Close, Church Langley.

Upon entering, you are greeted by an inviting entrance hallway that leads seamlessly into a bright and spacious living room. The large windows allow natural light to flood the space, creating a warm and welcoming atmosphere with stairs leading to the first floor.

Adjoining the living room is a well-appointed kitchen, featuring a combination of wall and base units, an integrated oven and hob, and ample space for a fridge. The kitchen is further enhanced by a stylish white tiled back splash and a patio door that opens directly onto the rear garden.

Living room 12'7" x 14'7" (3.85 x 4.46)

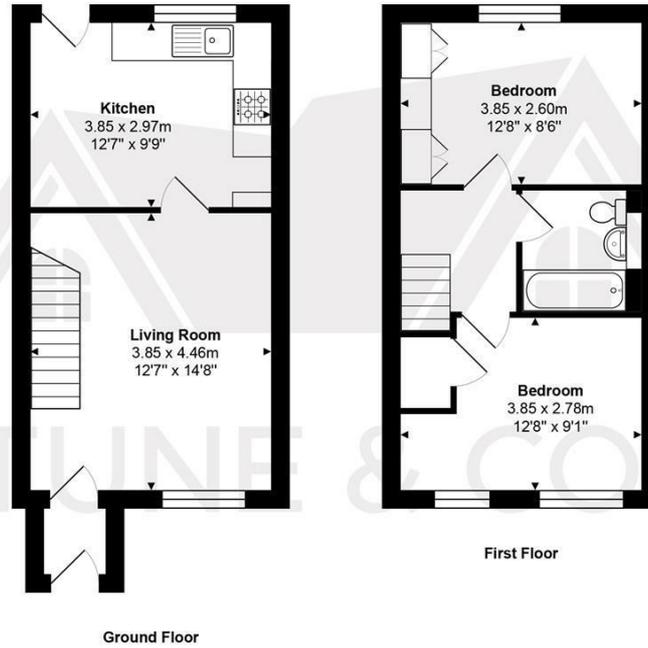
Kitchen 12'7" x 9'8" (3.85 x 2.97)

Bedroom 12'7" x 9'1" (3.85 x 2.78)

Bedroom 12'7" x 8'6" (3.85 x 2.60)

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

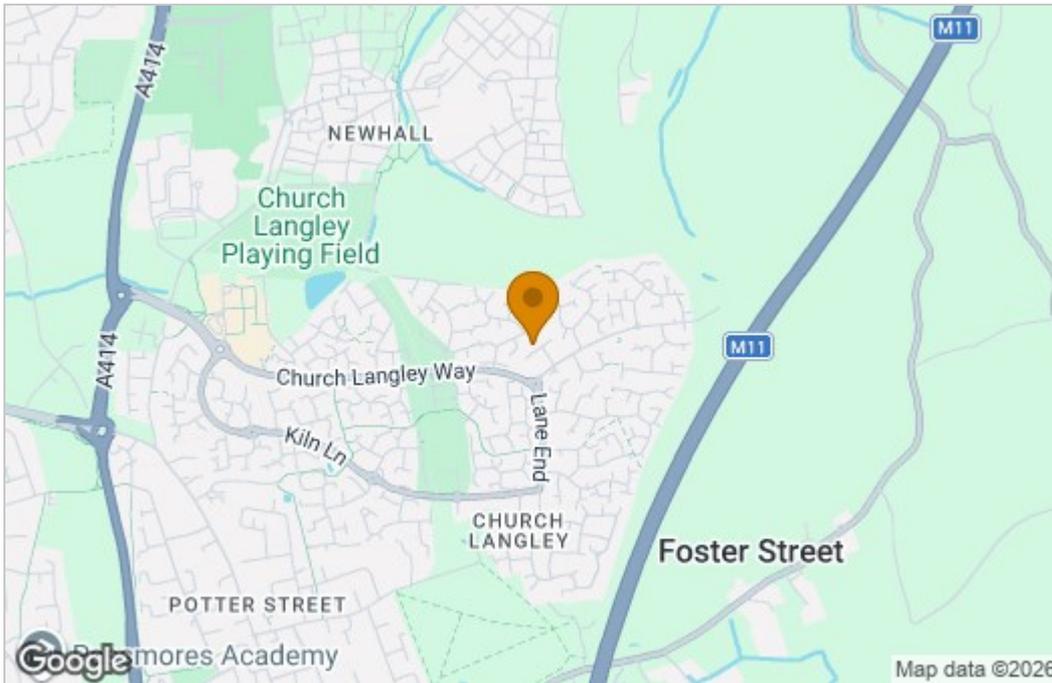


Total Area: approx. 59.3 m² ... 638 ft²

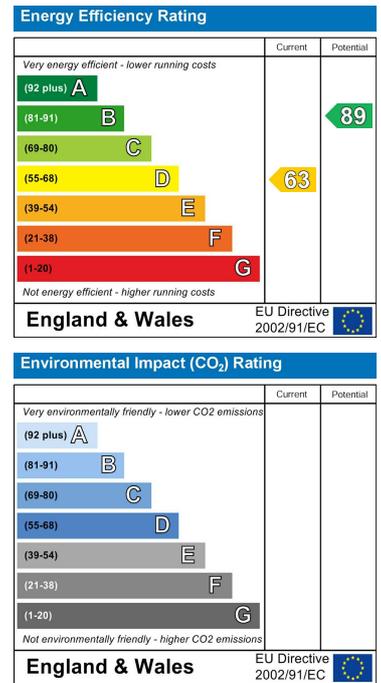
THE FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT TO SCALE.
Measurements and features are approximate and may differ from the actual property. Verify all details independently; no liability is accepted for errors or omissions.

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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.