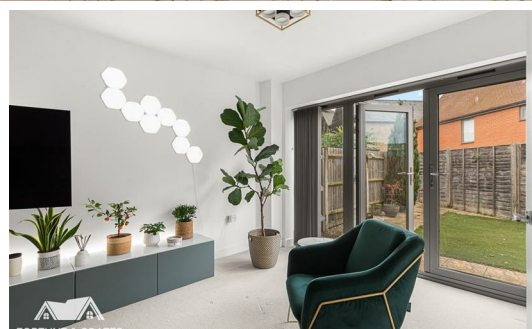




FORTUNE & COATES

The People's Estate Agent

<https://www.fortuneandcoates.co.uk>



2 Hanley Lane, Harlow, CM17 9RT

Offers in excess of £460,000

Fortune and Coates are delighted to offer to the market this three-bedroom family home situated in the sought after location of Hanley Lane Newhall, Harlow.

Upon entering, you are greeted by an inviting hallway that provides additional cupboard space and convenient access to a downstairs W/C, as well as stairs leading to the first floor.

The heart of the home is a spacious and well-lit living room, featuring elegant French doors that open onto the rear garden, allowing natural light to flood the space. The stylish kitchen is complete with a sleek tiled backsplash, integrated oven, hob, dishwasher, and fridge, alongside ample cupboard space. The adjoining dining area is perfect for entertaining family and friends, with its own set of French doors leading to the garden, creating a seamless indoor-outdoor experience.

Living room 9'6" x 18'11" (2.92 x 5.78)

Kitchen/diner 9'6" x 18'11" (2.91 x 5.78)

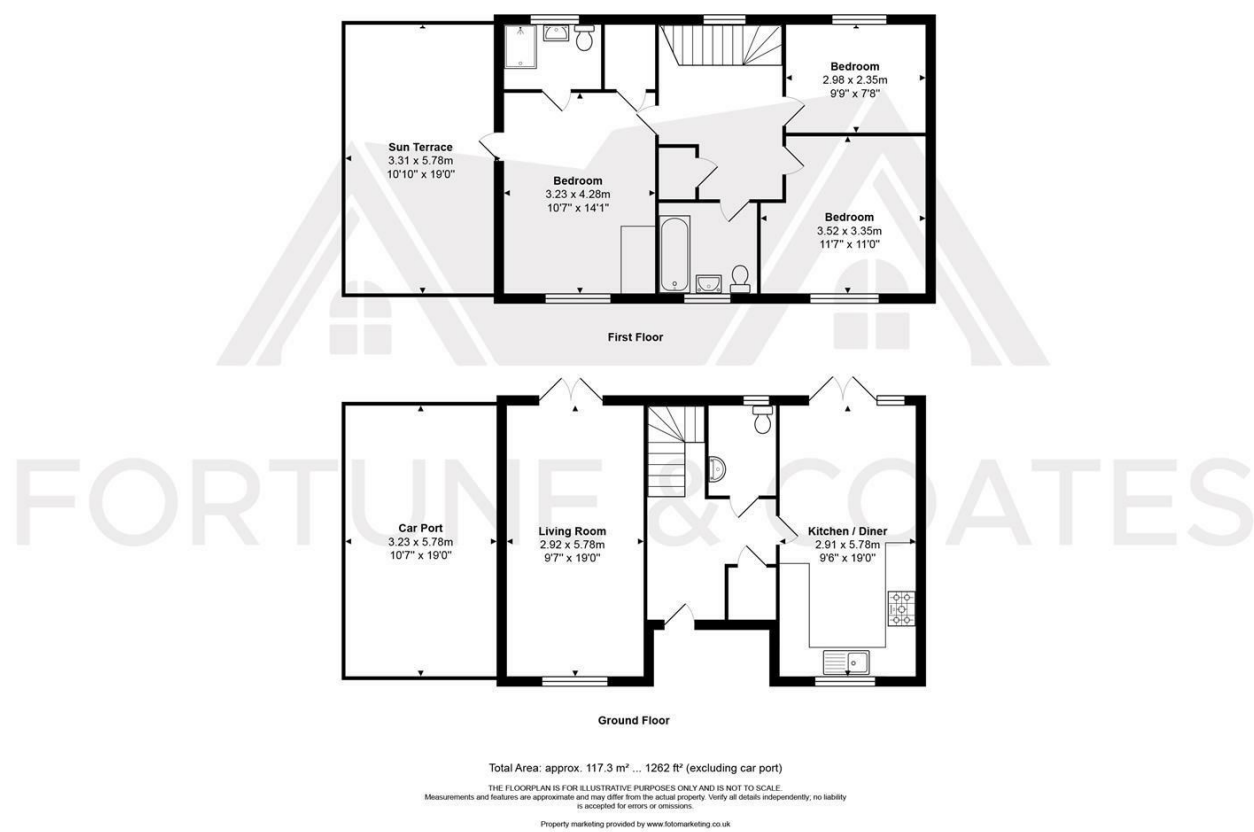
Bedroom 10'7" x 14'0" (3.23 x 4.28)

Bedroom 11'6" x 10'11" (3.52 x 3.35)

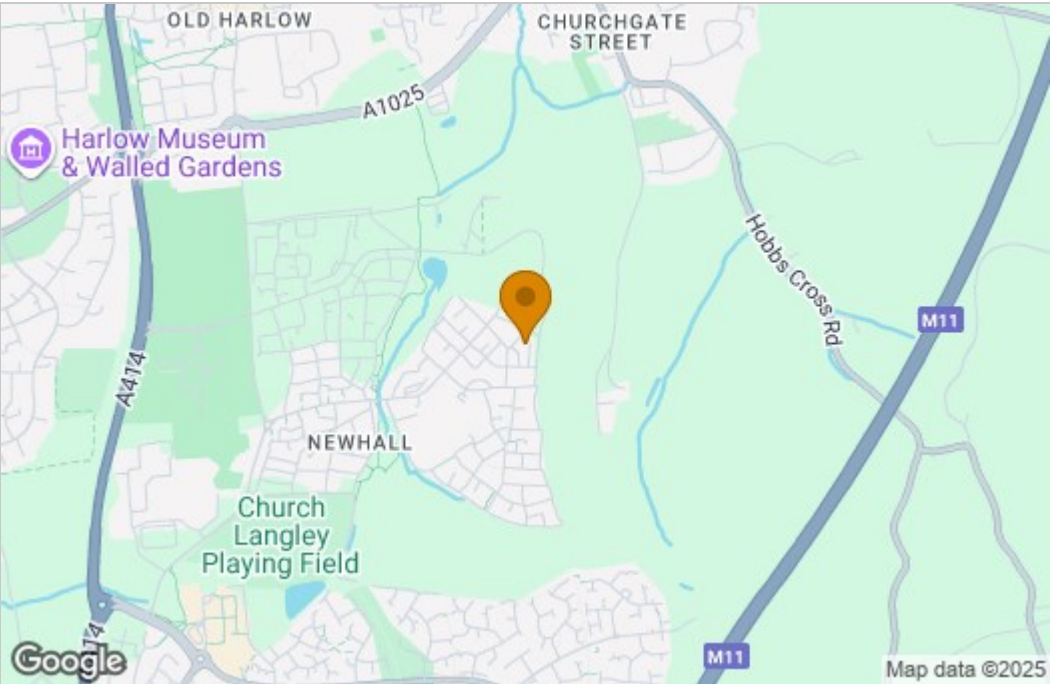
Bedroom 9'9" x 7'8" (2.98 x 2.35)

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.

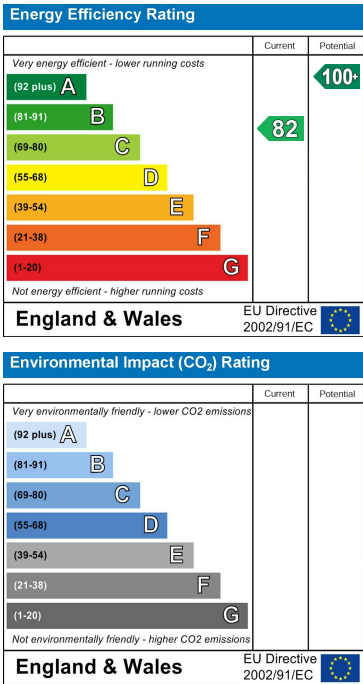
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.