



FORTUNE & COATES

The People's Estate Agent

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10 Barnfield Way, Harlow, CM17 9TN

Asking price £304,995

Fortune and Coates are delighted to offer to the market this well-presented first floor two-bedroom flat situated in the highly sought-after location of Barnfield Way, Newhall, Harlow.

Upon entering, you are welcomed into a spacious entrance hallway which provides access to all areas of the home and includes a useful storage cupboard, enhancing the practicality of the layout.

The heart of the property is the impressive open-plan lounge/kitchen/dining room, offering a bright and versatile living space. The kitchen is fitted with a range of modern wall and base units, providing ample cupboard and worktop space, along with integrated oven, hob, fridge/freezer and dishwasher. There is plenty of room for

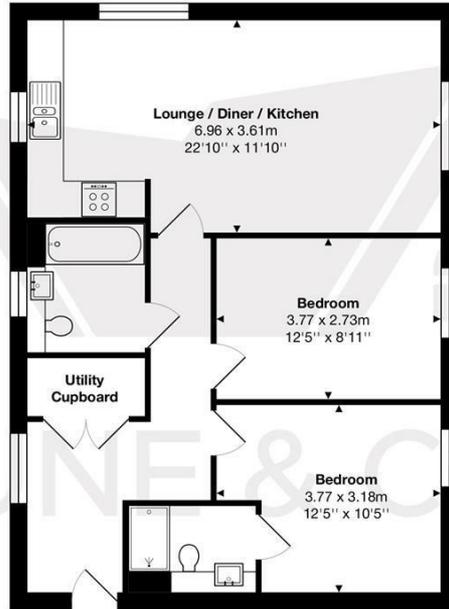
Lounge/diner/kitchen 22'10" x 11'10" (6.96 x 3.61)

Bedroom 12'4" x 10'5" (3.77 x 3.18)

Bedroom 12'4" x 8'11" (3.77 x 2.73)

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. 67.7 m² ... 728 ft²

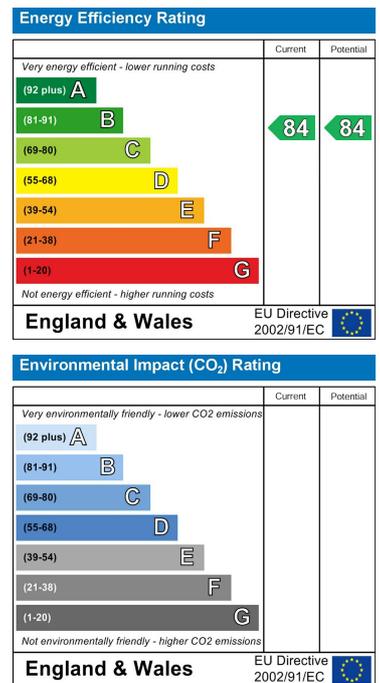
THE FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT TO SCALE.
Measurements and features are approximate and may differ from the actual property. Verify all details independently; no liability is accepted for errors or omissions.

Property marketing provided by www.fotomarketing.co.uk

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.