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FORTUNE & COATES

The People's Estate Agent



35 Copshall Close, Harlow, CM18 7LH

Guide price £300,000

Guide Price: £300,000 - £315,000

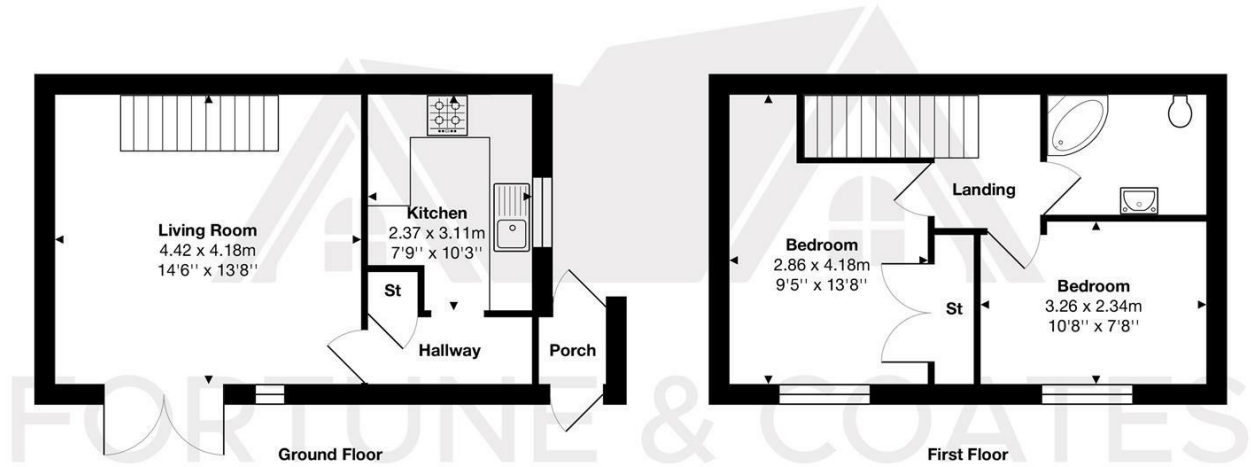
Fortune and Coates are pleased to offer to the market this rarely available two bedroom, end of terrace, family home in the sought after development of Copshall Close.

The home is presented to a high standard throughout and comprises an inviting entrance hallway, light and airy living room, modern kitchen with range of wall and base units. Upstairs boasts two well proportioned bedrooms and family bathroom.

Outside, the rear garden is mainly laid to lawn and a patio area for entertaining. There is also allocated parking. This is a wonderful house and an early viewing is suggested.

Copshall close, Harlow is close to local junior and senior schools, shops and amenities. Harlow Town Centre is close by and offers a range of supermarkets, restaurants and leisure facilities. Harlow Town Train station with direct links to London, Cambridge and Stansted Airport is just a short drive away.

Floor Plan

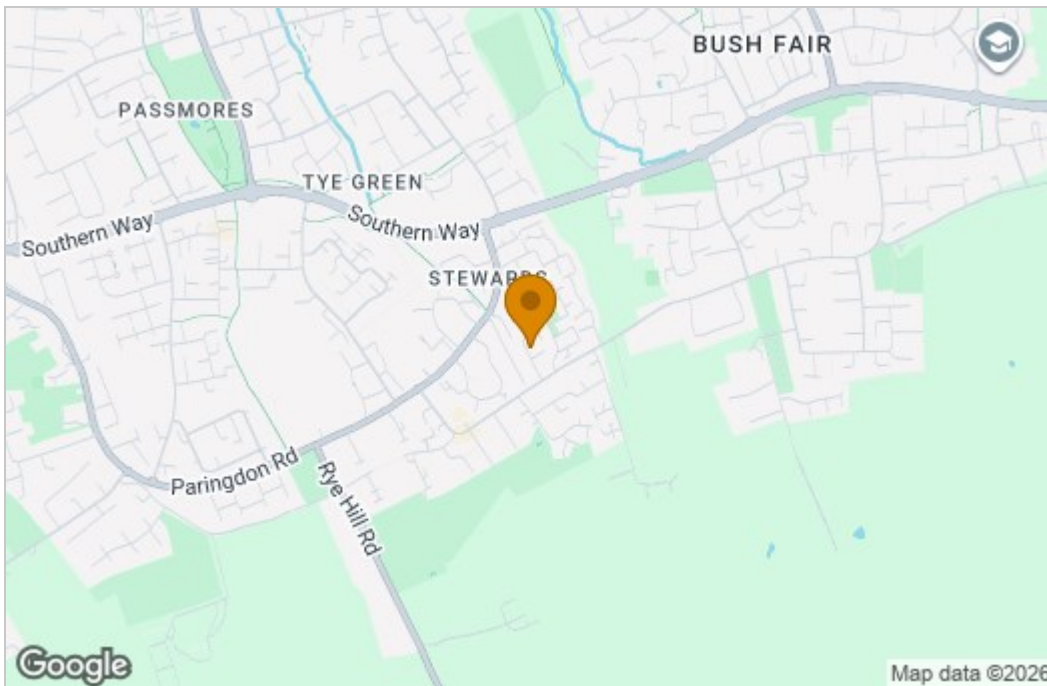


Total Area: approx. 58.6 m² ... 630 ft²

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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	

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