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## 2 Beaker Mews, Harlow, CM17 9FU

**Guide price £300,000**

Guide Price £300,000-£315,000.

Fortune and Coates are delighted to welcome to the market this lovely two bedroom Coach House situated in the very popular location of Beaker Mews, Newhall, Harlow.

This home is well presented throughout and comprises a security intercom phone system into a communal entrance and stairway leading to the front door. Inside, you are greeted with a light, bright and comfortable lounge/diner with large window and door that opens onto the impressive balcony. The modern kitchen has a range of high gloss wall and base units with a selection of integrated appliances including oven and hob, fridge/freezer, washing machine and dishwasher and plenty of cupboard space. The primary bedroom features fitted wardrobes and a stylish en-suite shower room, the second bedroom is also a well proportioned double and the family

### Communal Entrance Hall

This area only serves two flats/coach houses, large wide staircase, letterbox and security intercom phone system.

### Inner Entrance Hall

Storage cupboard, radiator, hatch to loft space, doors leading to bedrooms and bathroom.

### Living Room 16'2" x 12'2" (4.93 x 3.73)

Attractive room with obscure windows to rear, two radiators, large double glazed picture window with side door leading to the balcony. Cupboard housing combination gas boiler serving hot water and heating.

### Kitchen 11'0" x 5'9" (3.37 x 1.76)

Stainless steel sink unit with mixer taps, adjacent work tops, a good range of wall and base units, integrated 50/50 fridge/freezer, integrated dishwasher and washing machine, AEG gas hob, AEG electric fan oven and extractor hood, double glazed window to front, Amtico flooring.

### Bedroom One 17'1" max x 9'3" (5.22 max x 2.82)

Large double glazed picture window to front, radiator to wall, fitted wardrobe and door to en-suite.

### Ensuite

Full suite with large shower cubicle, pedestal wash hand basin, low flush WC, fully tiled walls, chrome heated towel rail. UPVC double glazed window.

### Bedroom Two 11'0" x 8'3" (3.37 x 2.52)

Double glazed window to front, radiator to wall.

### Bathroom

Full white suite with low flush WC, pedestal wash hand basin, panelled bath, obscure window to rear, chrome heated towel rail. UPVC double glazed window.

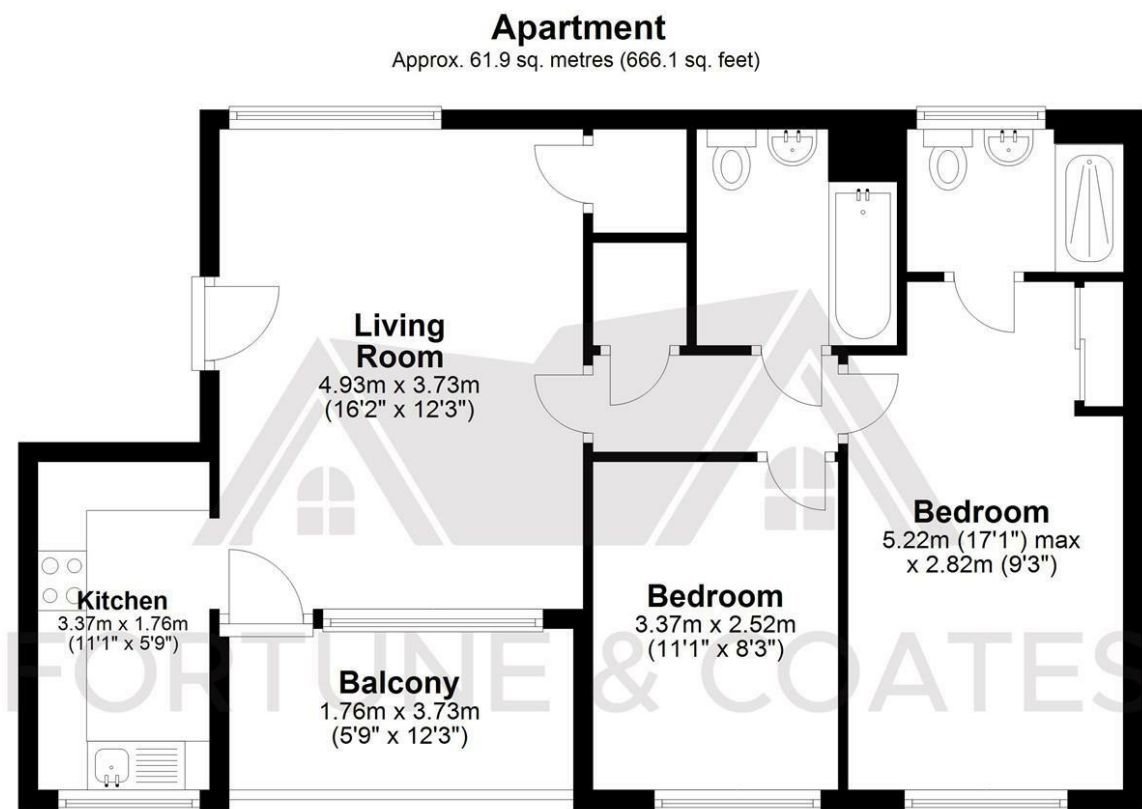
### Garage 1&2 22'3" x 9'8" ( 6.78m x 2.95m )

Two large garages located below the property with single up & over doors, light & power laid on.

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

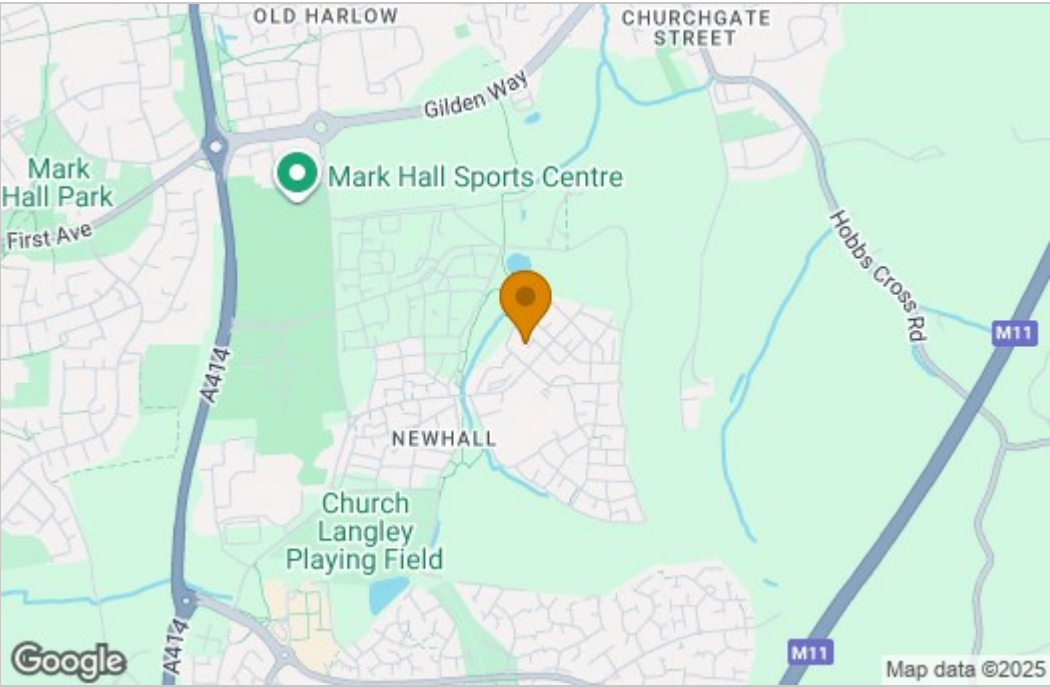


Total area: approx. 61.9 sq. metres (666.1 sq. feet)

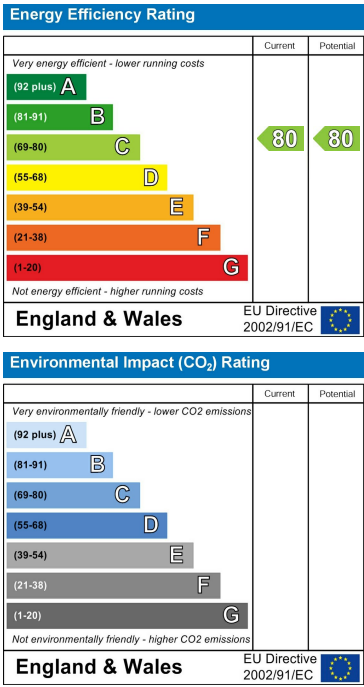
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Area Map



Energy Efficiency Graph



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