



**FORTUNE & COATES**

The People's Estate Agent

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## 24 Upper Park, Harlow, CM20 1TW

Guide price £500,000

Guide Price- £500,000-£525,000

Fortune and Coates are delighted to offer to the market this four-bedroom semi-detached family home, situated in the sought-after location of Upper Park, Harlow.

Upon entering, you are welcomed by an inviting entrance hallway with stairs rising to the first floor and access to a convenient ground floor W/C.

The living and dining area is a bright, spacious open-plan setting, ideal for both everyday living and entertaining. The living room is warm and inviting, centred around a feature fireplace, with large windows flooding the space with natural light and bifold doors opening into a bright conservatory with direct access to the rear garden. This flows seamlessly into the dining area, which comfortably accommodates a full-sized table and chairs, with French doors opening onto the garden.

Living room 17'3" x 11'3" (5.26 x 3.43)

Dining room 8'5" x 15'7" (2.58 x 4.75)

Kitchen 13'9" x 8'9" (4.20 x 2.69)

Conservatory 15'3" x 9'2" (4.65 x 2.81)

Office 12'0" x 14'9" (3.68 x 4.51)

Garage 12'0" x 16'6" (3.68 x 5.03)

Bedroom 12'0" x 11'3" (3.67 x 3.43)

Bedroom 12'0" x 8'9" (3.67 x 2.69)

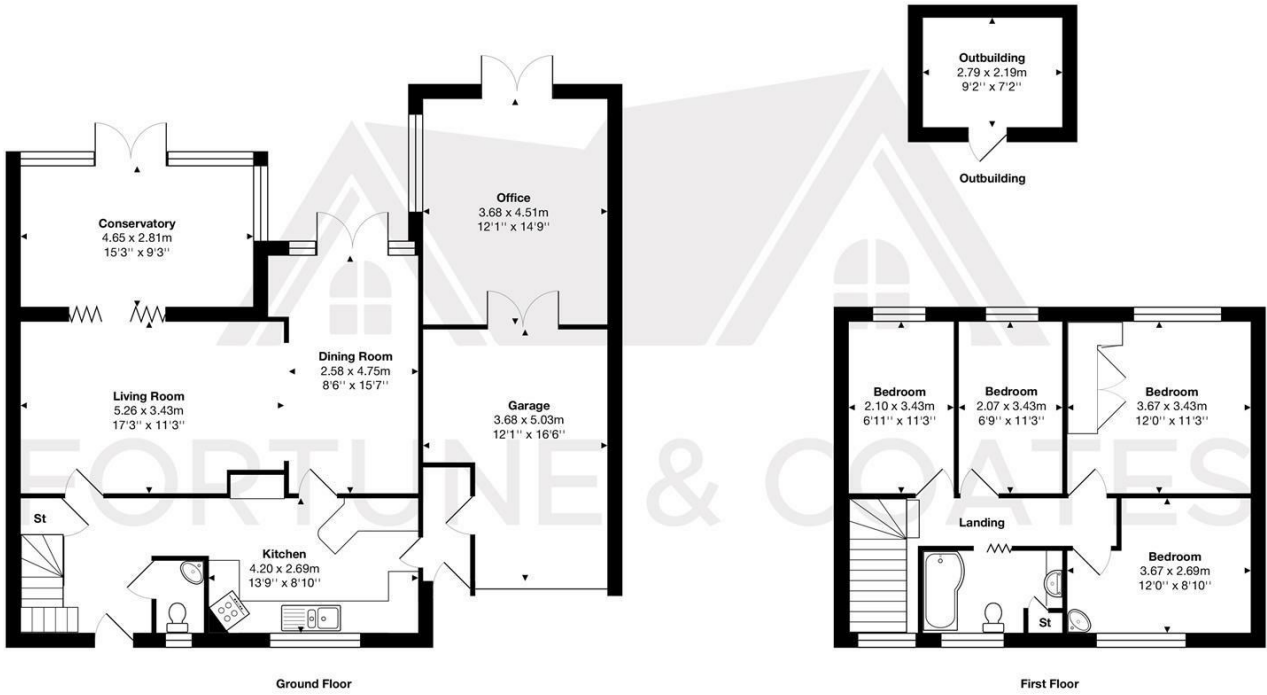
Bedroom 6'10" x 11'3" (2.10 x 3.43)

Bedroom 6'9" x 11'3" (2.07 x 3.43)

Outbuilding 9'1" x 7'2" (2.79 x 2.19)

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. 160.5 m<sup>2</sup> ... 1727 ft<sup>2</sup>

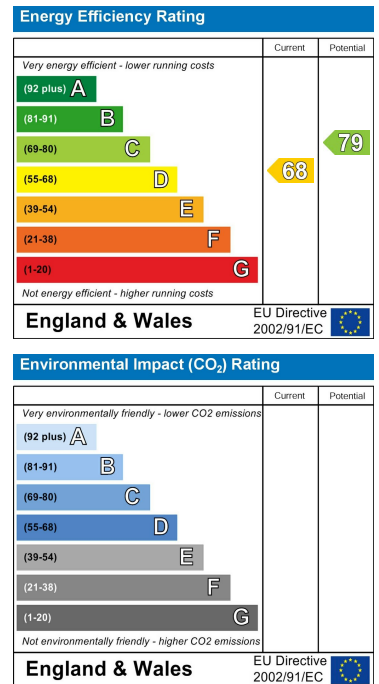
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## Area Map



## 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.