



**FORTUNE & COATES**

The People's Estate Agent

[www.fortuneandcoates.co.uk](http://www.fortuneandcoates.co.uk)



## 2 Beaker Mews, Harlow, CM17 9FU

**£299,995**

Situated in the always popular Newhall development, is this two double bedroom, first floor coach house in Beaker Mews. This property benefits from two single garages, a spacious lounge, fully integrated kitchen and an en-suite to master bedroom. Externally, the property offers you your very own balcony space. Beaker Mews is a short walk from local schools, cafes, shops and amenities. This property has 119 years left remaining.

### **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.

### **Lounge/Diner 17'2" x 12'4" (5.23m x 3.76m )**

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 11'9" x 5'9" ( 3.58m x 1.75m)**

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 18'10" x 9'3" (5.74m x 2.82m)**

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 11'3" x 8'4" (3.43m x 2.54m)**

Double glazed window to front, radiator to wall.

### **Bathroom**

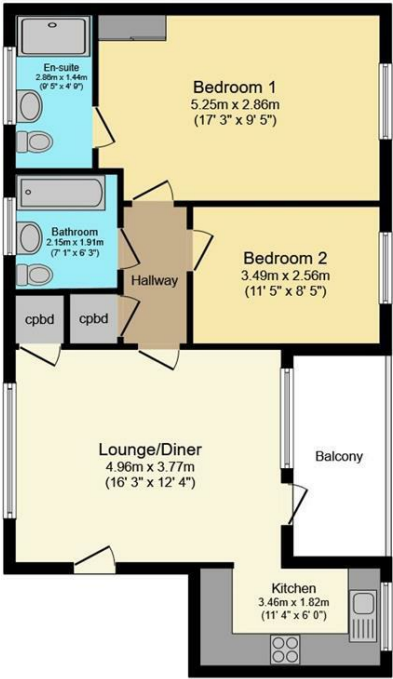
Full white suite with low flush WC, pedestal wash hand basin, panelled bath, obscure window to rear, chrome heated towel rail. UPVC double glazed window.

### **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.



Floor Plan



Floor Plan

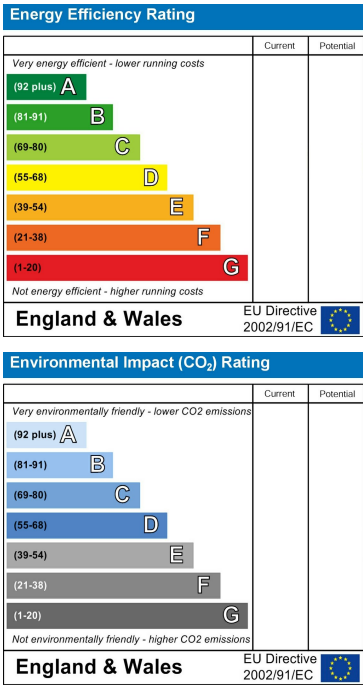
Floor area 68.1 sq.m. (733 sq.ft.) approx

Total floor area 68.1 sq.m. (733 sq.ft.) approx  
This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

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.