



**FORTUNE & COATES**

The People's Estate Agent

<https://www.fortuneandcoates.co.uk>



## 61 Fir Park, Harlow, CM19 4JU

**Guide price £500,000**

Guide Price £500,000 - £550,000

Fortune and Coates are pleased to offer to the market this three-bedroom detached family home situated in the sought-after location of Fir Park, Harlow.

Occupying a generous plot and offered with excellent potential throughout, this property presents a fantastic opportunity for buyers looking to modernise and create a long-term family home. Requiring updating, the property offers spacious accommodation and significant scope to improve, extend or reconfigure, subject to the necessary planning permissions.

Upon entering, you are welcomed into an entrance porch leading through to the hallway with stairs rising to the first floor and access to a ground floor W.C. The

Living room 19'7" x 14'2" (5.98 x 4.33)

Kitchen 12'5" x 8'11" (3.79 x 2.72)

Conservatory 12'4" x 11'6" (3.77 x 3.51)

Garage 16'11" x 8'2" (5.17 x 2.49)

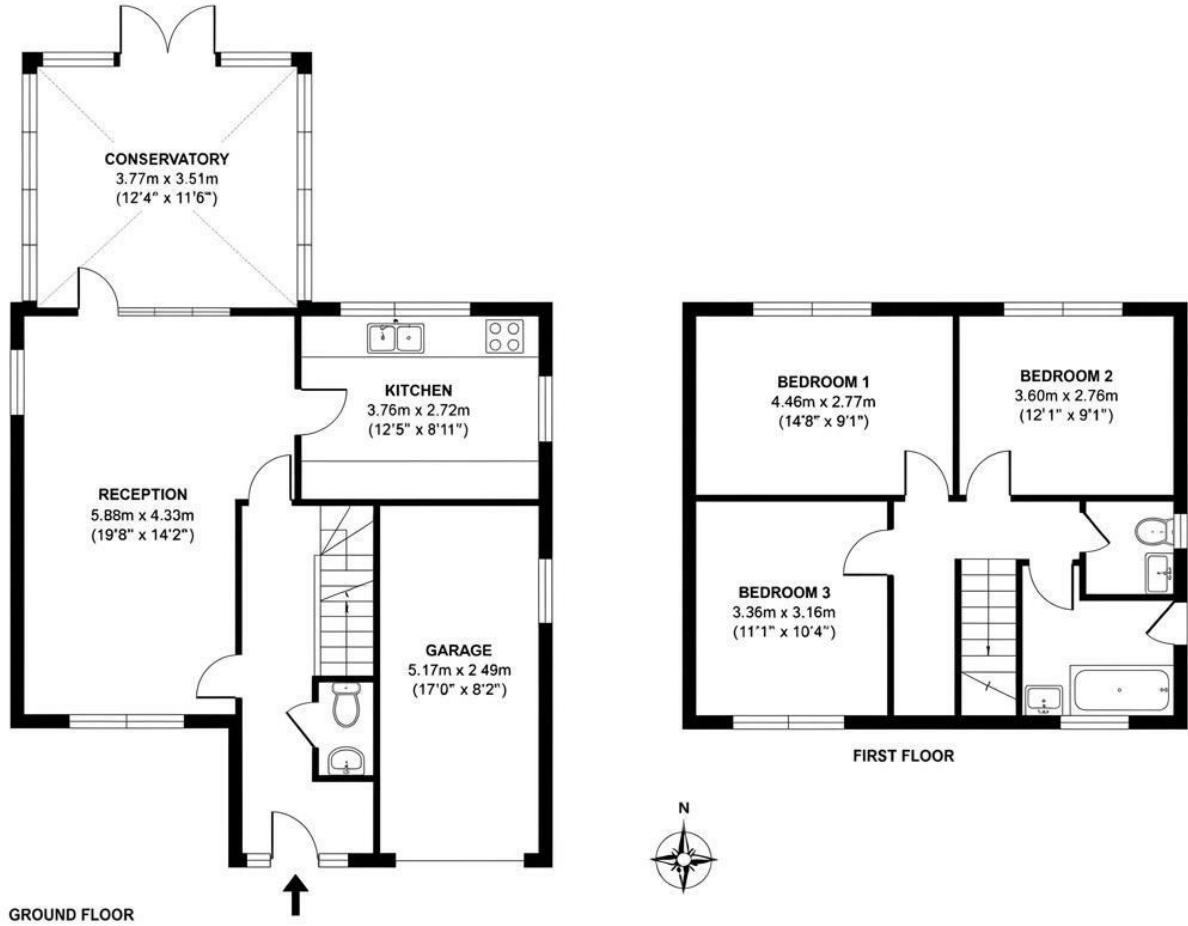
Bedroom 14'7" x 9'1" (4.46 x 2.77)

Bedroom 2 12'1" x 9'0" (3.69 x 2.76)

Bedroom 3 11'1" x 10'4" (3.38 x 3.16)

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



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.

## Area Map



## Energy Efficiency Graph

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

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

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.