



**FORTUNE & COATES**

The People's Estate Agent



## 8 Icen Square, Harlow, CM18 7FL

Asking price £400,000

Fortune and Coates are delighted to welcome to the market this well presented three-bedroom, chain free family home situated in the popular location of Icen Square, Harlow.

Upon entering, you are welcomed by a bright entrance hallway with stairs rising to the first floor and access through to the open plan kitchen/living room.

The spacious living room is a real highlight of the home, offering a bright and airy space with plenty of room for both relaxing and dining. French doors open directly onto the rear garden, allowing natural light to flood the room and creating a seamless connection between indoor and outdoor living.

Living room 14'9" x 14'10" (4.52 x 4.53)

Kitchen 8'0" x 10'0" (2.45 x 3.05)

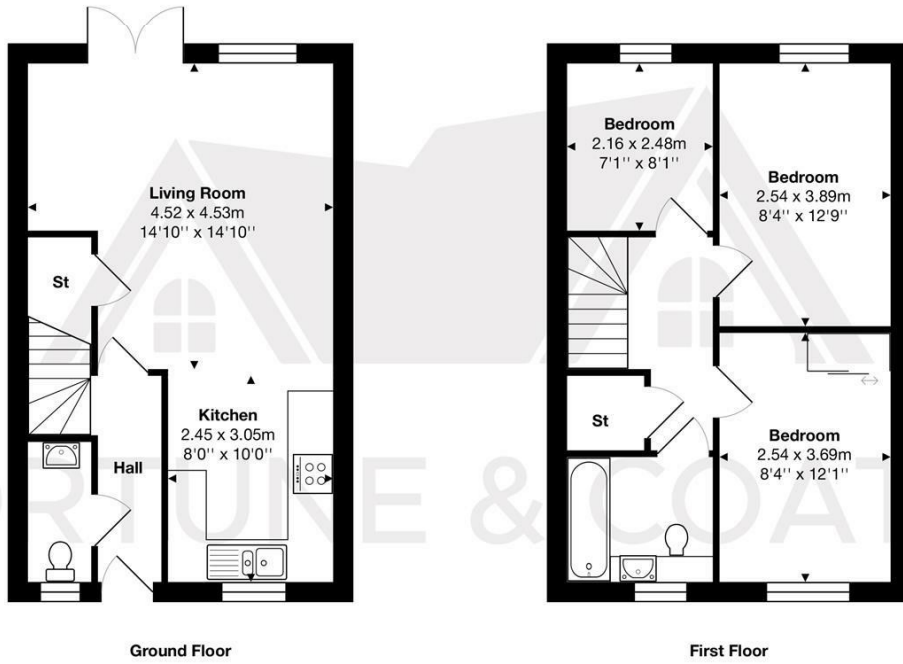
Bedroom 8'3" x 12'9" (2.54 x 3.89)

Bedroom 7'2".177'1" x 12'1" (2.2.54 x 3.69)

Bedroom 7'1" x 8'1" (2.16 x 2.48)

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

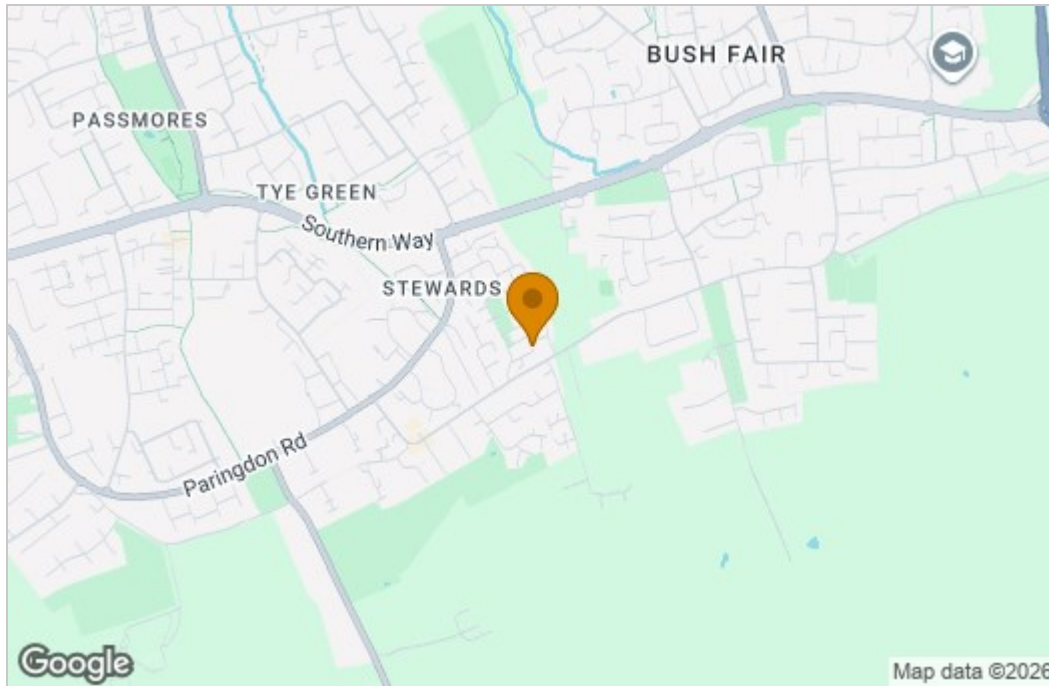


Total Area: approx. 71.6 m<sup>2</sup> ... 771 ft<sup>2</sup>

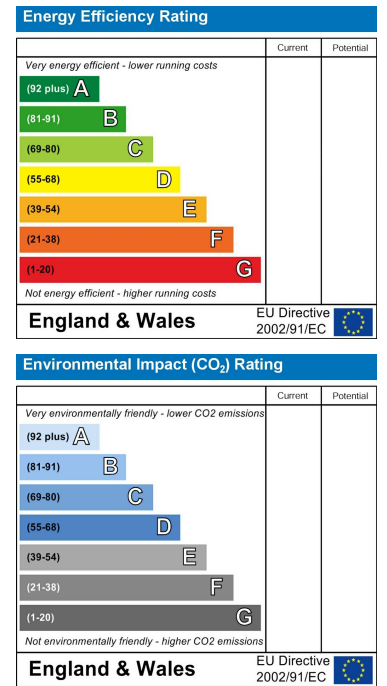
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Measurements and features are approximate and may differ from the actual property. Verify all details independently; no liability is accepted for errors or omissions.

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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.