



**FORTUNE & COATES**

The People's Estate Agent

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**56 Tilbury Mead, Harlow, CM18 6JE**

**Offers in excess of £350,000**

Fortune and Coates are delighted to bring to the market this three bedroom mid terrace family home situated in Tilbury Mead, Harlow

Upon entering the property, you are welcomed by an entrance hall with stairs rising to the first floor and useful built-in storage. The ground floor benefits from hard-wood herringbone flooring throughout and leads through to a spacious open-plan lounge/dining room, providing an excellent space for both relaxing and entertaining.

To the rear of the property is a well-proportioned modern kitchen, fitted with a range of sleek wall and base units and fully equipped with integrated appliances including a dishwasher and fridge/freezer, along with a hot tap providing filtered water with stylish wooden worktops. The kitchen flows seamlessly from the living space, creating a sociable and functional layout, with ample cupboard space enhancing everyday practicality.

Lounge/dining room 11'6" x 22'3" (3.51 x 6.80)

Kitchen 7'3" x 22'3" (2.23 x 6.80)

Bedroom 12'11" x 11'10" (3.95 x 3.63)

Bedroom 11'8" x 10'1" (3.57 x 3.08)

Bedroom 6'0" x 11'10" (1.85 x 3.63)

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

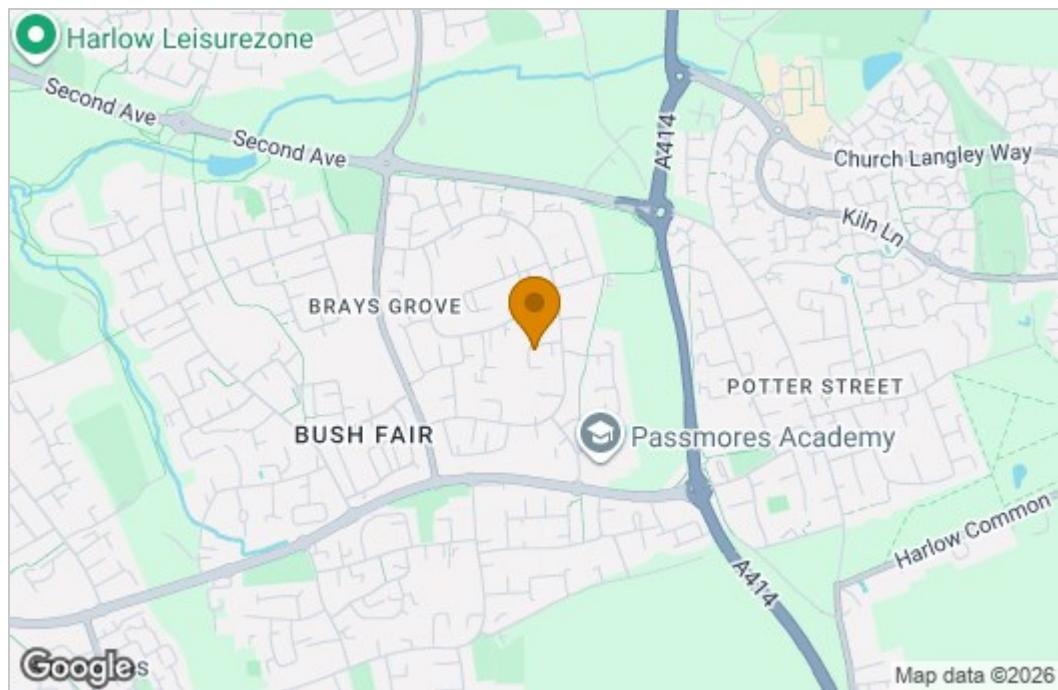


Total Area: approx. 79.9 m<sup>2</sup> ... 860 ft<sup>2</sup>

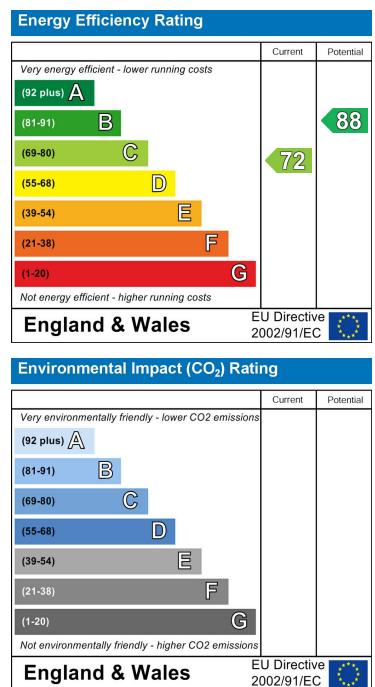
THE FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT TO SCALE.  
Measurements and features are approximate and may differ from the actual property. Verify all details independently; no liability is accepted for errors or omissions.

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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.