



FORTUNE & COATES

The People's Estate Agent



35 Peacocks, Harlow, CM19 5NY

Guide price **£310,000**

Guide Price £310,000-£325,000. Situated in the always popular Katherines development is this two double bedroom, mid-terrace house in Peacocks with a garage en-bloc. To the ground floor of this family home entering via the entrance hall you are presented a spacious lounge, separate dining room, kitchen, and a bright and airy conservatory leading to the rear garden. To

the first floor, this property comprises two larger than average double bedrooms, as well as an ideal family bathroom. Externally, you are offered a great sized rear garden with a large lawn area. Externally, this property also presents a garage en-bloc, and is just a short distance to all local amenities and falls in a great catchment area, making this the perfect family home or investment.

Floor Plan



Ground Floor

Floor area 45.8 sq.m. (493 sq.ft.) approx

First Floor

Floor area 32.0 sq.m. (344 sq.ft.) approx

Total floor area 77.8 sq.m. (837 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

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			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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