

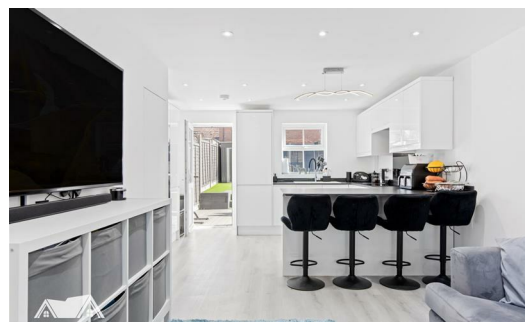


FORTUNE & COATES

The People's Estate Agent



FORTUNE & COATES



101 Albert Gardens, Harlow, CM17 9QG

Guide price £340,000

GUIDE PRICE £340,000-£350,000. Fortune and Coates are pleased to welcome to the market this well-presented two-bedroom home located in the popular area of Albert Gardens, Church Langley, Harlow.

Upon entering the property, you are greeted by a welcoming entrance hallway which provides access to the lounge/kitchen with stairs to the first floor. To the front of the home is the spacious lounge, a bright and comfortable room offering plenty of space for both relaxing and entertaining.

The newly fitted kitchen is beautifully presented, featuring a range of sleek white wall and base units offering ample cupboard space. It benefits from a convenient breakfast bar and integrated appliances including an oven, hob, microwave and fridge/freezer, all complemented by stylish worktops, with a door leading out to the

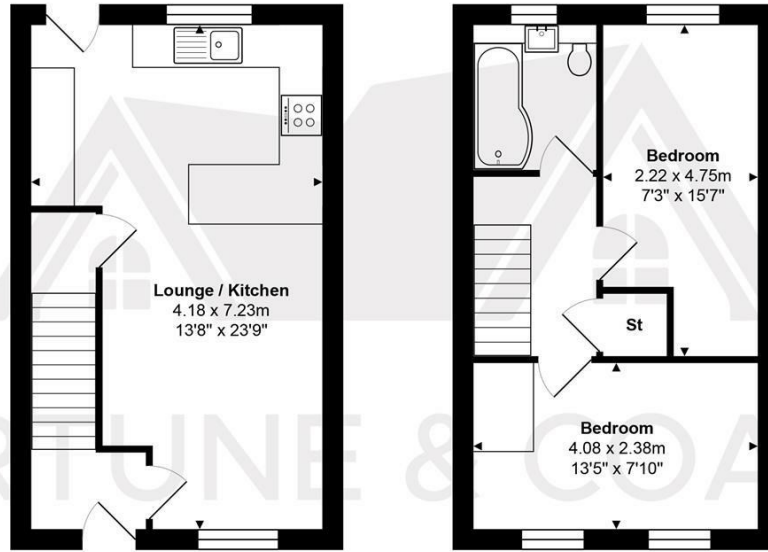
Lounge/kitchen 13'8" x 23'8" (4.18 x 7.23)

Bedroom 13'4" x 7'9" (4.08 x 2.38)

Bedroom 7'3" x 15'7" (2.22 x 4.75)

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



Ground Floor

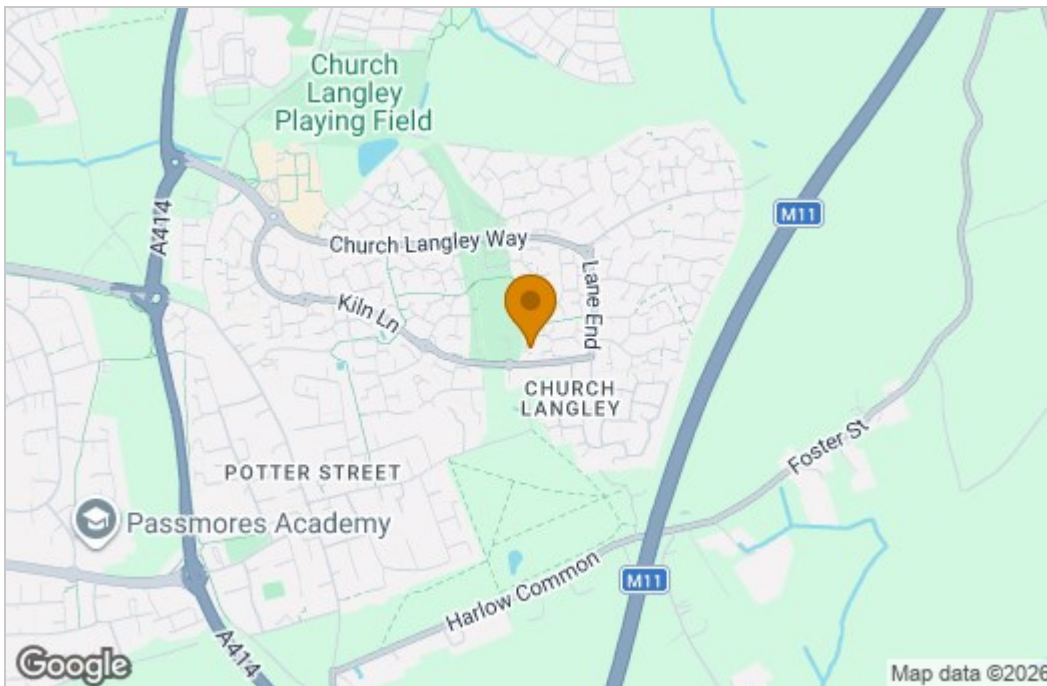
First Floor

Total Area: approx. 59.7 m² ... 643 ft²

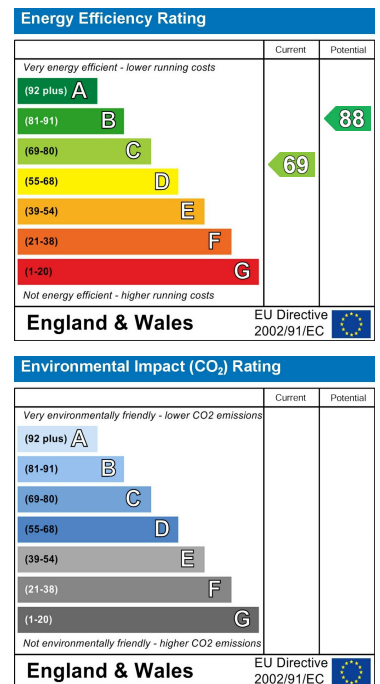
THE FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT TO SCALE.
Measurements and features are approximate and may differ from the actual property. Verify all details independently; no liability is accepted for errors or omissions.

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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.