



**FORTUNE & COATES**

The People's Estate Agent

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**300 Barn Mead, Harlow, CM18 6SY**

**£375,000**

Fortune and Coates are pleased to present to the market this well-presented three-bedroom end of terrace family home, ideally situated in Barn Mead, Harlow.

Upon entering, you are welcomed by an inviting entrance hallway, which provides access to the kitchen and lounge with the added convenience of a downstairs w/c. The lounge is a bright and spacious dual-aspect room, allowing natural light to flood the space. There is ample room for both relaxing and dining, with space for a dining table, while the feature fireplace creates a warm and cosy focal point.

The kitchen is well-presented and thoughtfully designed in a classic style, featuring a range of modern wall and base units offering ample cupboard and worktop space, complemented by a tiled splash back. It benefits from integrated oven, hob, microwave dishwasher and fridge/freezer. A separate utility room adds further convenience,

Living room 10'4" x 21'10" (3.15 x 6.67)

Kitchen 10'11" x 12'0" (3.33 x 3.66)

Bedroom 10'7" x 13'1" (3.23 x 4.00)

Bedroom 7'10" x 9'10" (2.39 x 3.01)

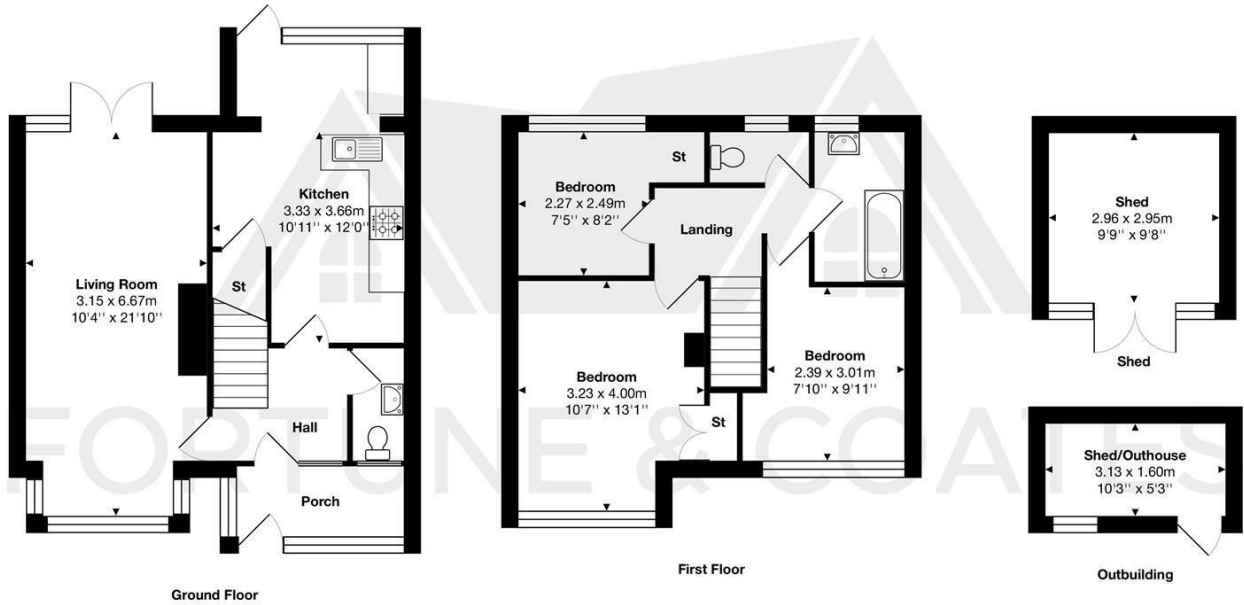
Bedroom 7'5" x 8'2" (2.27 x 2.49)

Shed 9'8" x 9'8" (2.96 x 2.95)

Shed/Outbuilding 10'3" x 5'2" (3.13 x 1.60)

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.

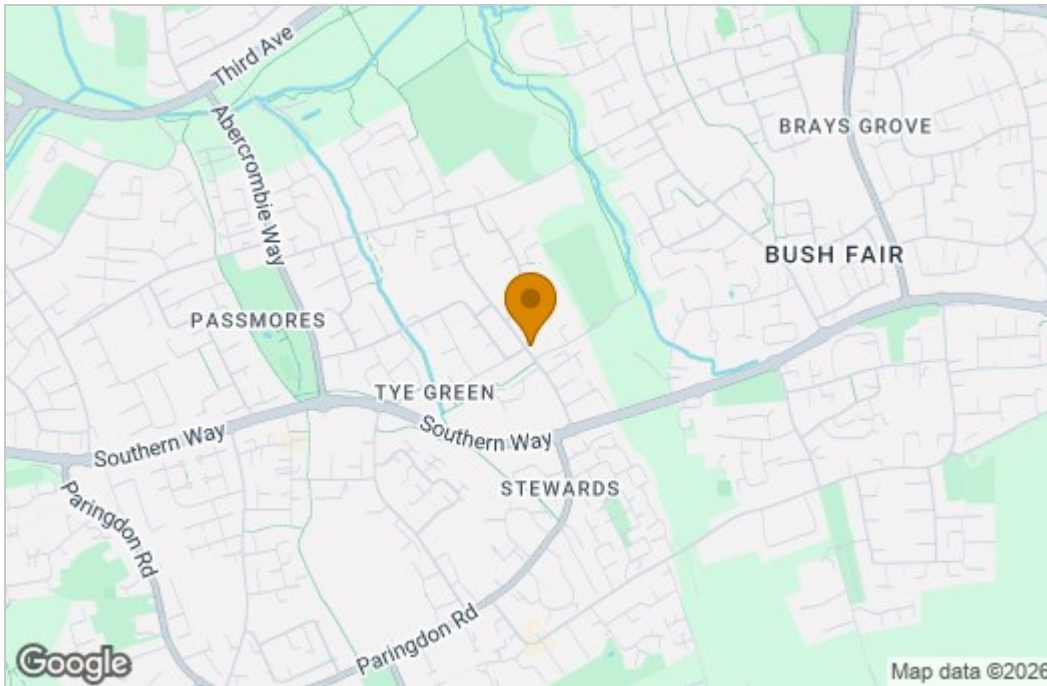
## Floor Plan



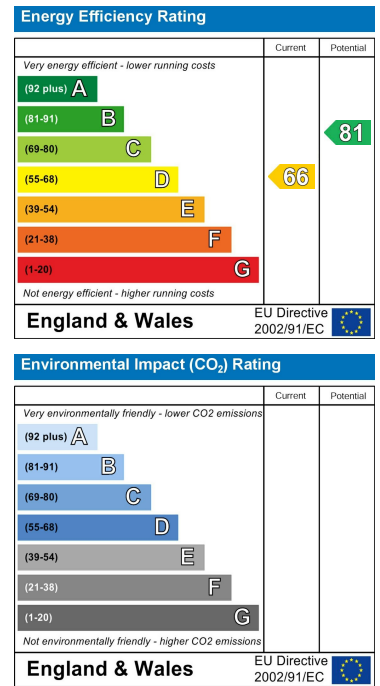
Total Area: approx. 102.2 m<sup>2</sup> ... 1100 ft<sup>2</sup>  
 THE FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT TO SCALE.  
 Measurements and features are approximate and may differ from the actual property. Verify all details independently; no liability is accepted for errors or omissions.

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## Area Map



## Energy Efficiency Graph



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