



**FORTUNE & COATES**

The People's Estate Agent

<https://www.fortuneandcoates.co.uk>



**40 Tickenhall Drive, Harlow, CM17 9PF**

**£350,000**

GUIDE PRICE £350,000-£375,000. Fortune and Coates are delighted to offer to the market this two-bedroom, end of terraced family home situated in the sought after location of Tickenhall drive, Church Langley.

This home is well presented throughout and comprises an inviting entrance hallway with stairs to the first floor and access to the kitchen, living room and downstairs W/C.

The living room is a well-lit, cozy, spacious area with French patio doors that open out onto the rear garden and flood the room with natural light making it an ideal space for entertaining family and friends.

Living room 12'7" x 13'7" (3.85 x 4.15)

Kitchen 6'2" x 11'1" (1.90 x 3.38)

Bedroom 12'10" x 9'3" (3.93 x 2.83)

Bedroom 12'10" x 8'10" (3.93 x 2.70)

AGENT NOTE: The information provided about this property does not constitute or form part of an offer or contract, nor may be it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where t h e p r o p e r t y h a s b e e n 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

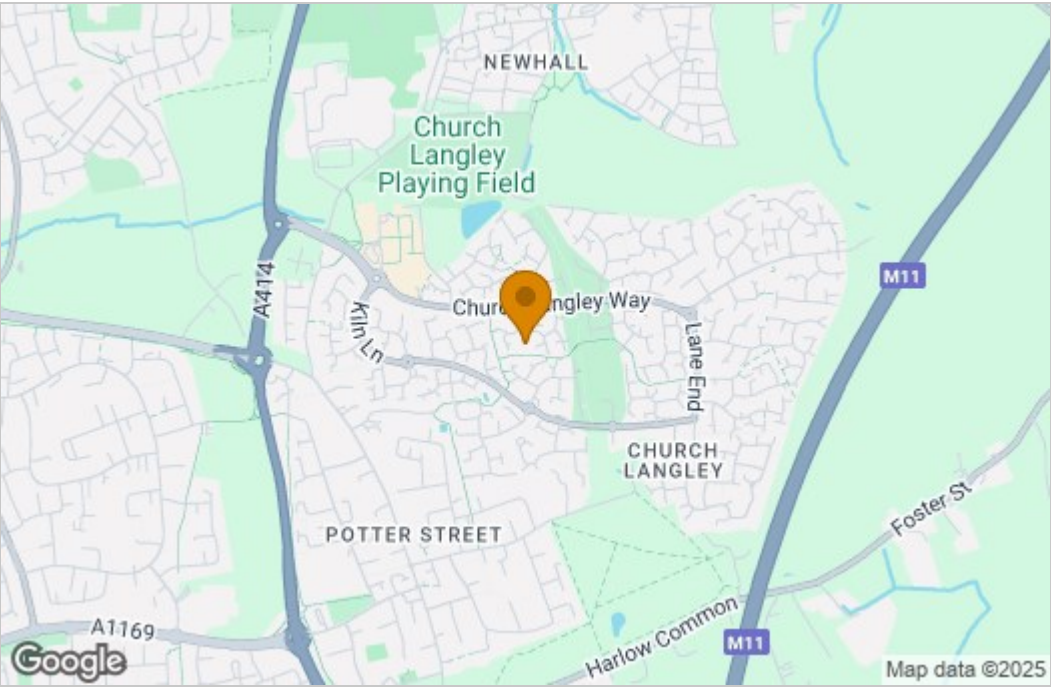


Total Area: approx. 61.0 m<sup>2</sup> ... 656 ft<sup>2</sup>

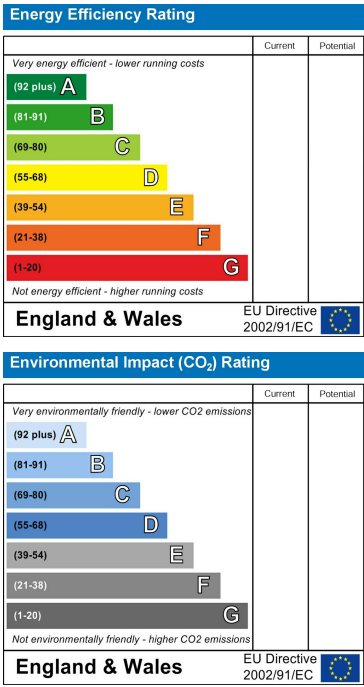
THE FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT TO SCALE.  
Measurements and features are approximate and may differ from the actual property. Verify all details independently; no liability is accepted for errors or omissions.

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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.