



**FORTUNE & COATES**

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**55 Halling Hill, Harlow, CM20 3JJ**

**Guide price £300,000**

Guide Price £300,000- £325,000

Fortune and Coates are pleased to welcome to the market this lovely two bedroom end of terraced family home situated in the popular and convenient location of Halling Hill, Harlow.

This home is well presented throughout with new flooring to the ground floor and comprises an inviting entrance hallway with stairs to the first floor. The lounge is spacious, comfortable and bright with patio doors overlooking the rear garden. The modern fitted kitchen/dining room hosts a range of wall and base units with space for cooker, plumbing for washing machine and plenty of cupboard space and room for family dining.

Upstairs boasts two well proportioned bedrooms and a stylish family shower room with walk shower with separate W.C..

Lounge 18'5" x 11'6" (5.62 x 3.53)

Kitchen 11'9" x 7'1" (3.60 x 2.18)

Dining Room 7'1" x 7'1" (2.16 x 2.18)

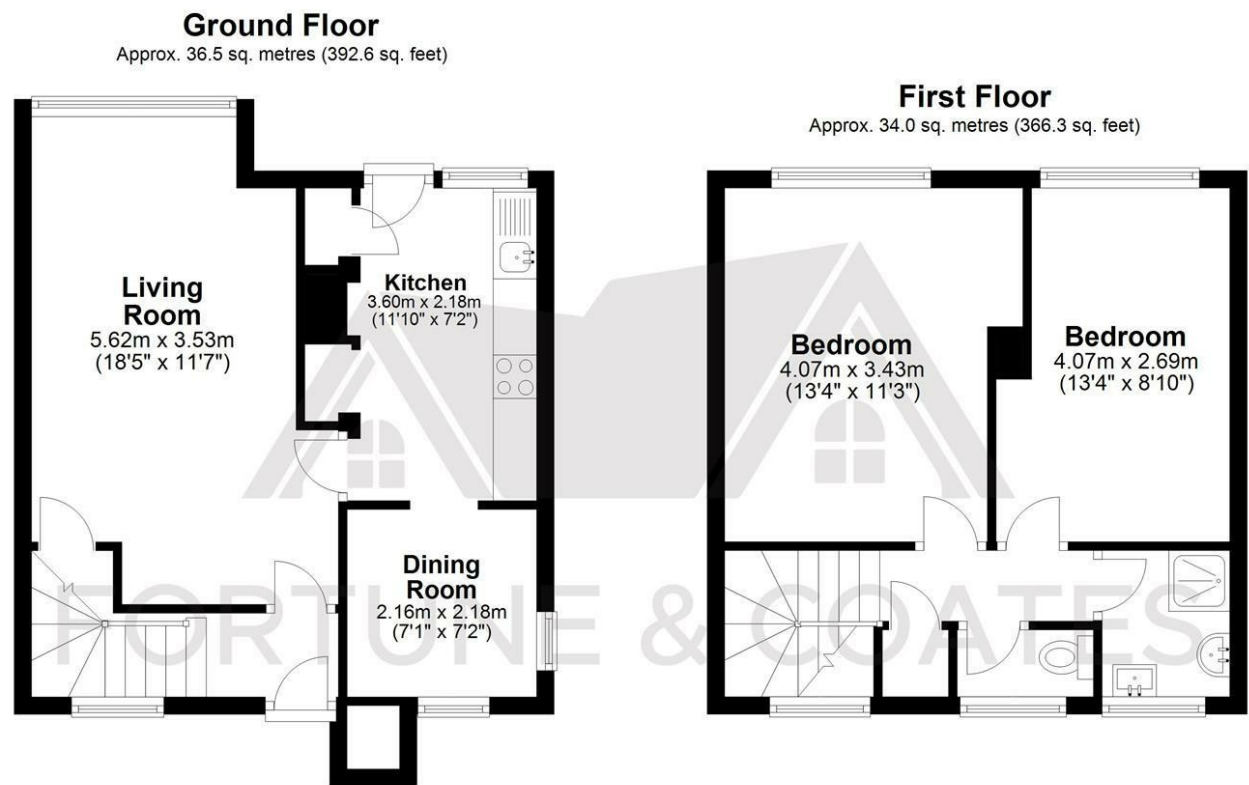
Bedroom 13'4" x 11'3" (4.07 x 3.43)

Bedroom 13'4" x 8'9" (4.07 x 2.69)

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

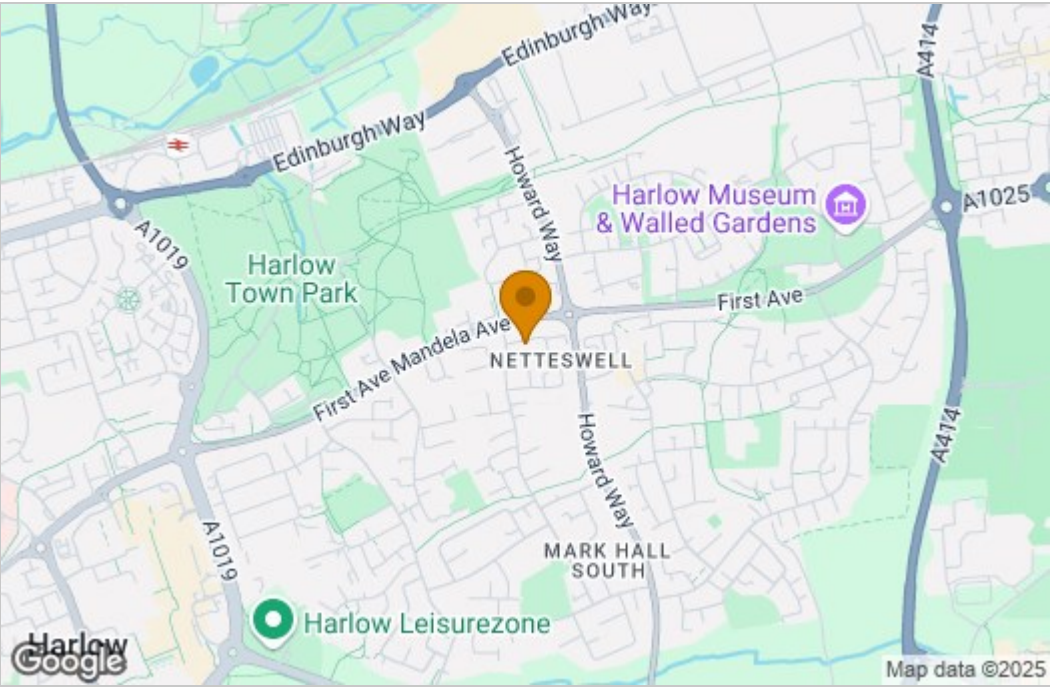


Total area: approx. 70.5 sq. metres (759.0 sq. feet)

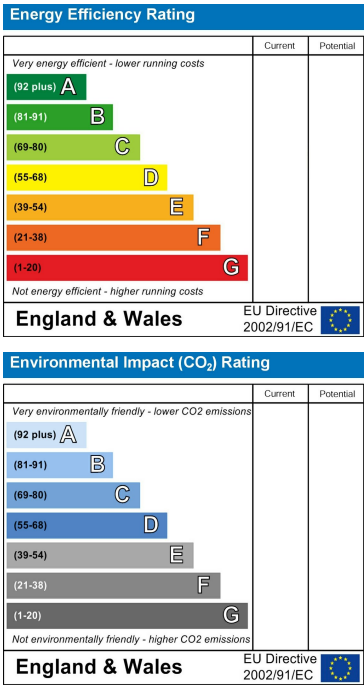
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Area Map



Energy Efficiency Graph



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