



**FORTUNE & COATES**

The People's Estate Agent

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**131 Malkin Drive, Harlow, CM17 9HL**

**£375,000**

Fortune and Coates are delighted to offer to the market this well-presented two-bedroom terraced family home situated in the popular and sought-after location of Malkin Drive, Harlow.

Upon entering, you are welcomed by an inviting entrance hallway with stairs rising to the first floor and access to a convenient ground floor W/C.

The living room is beautifully presented and finished to a high standard throughout, creating a bright and inviting space ideal for both relaxing and entertaining. The room benefits from modern wood-effect flooring and wall panelling, with a stylish media wall. French patio doors allow plenty of natural light to flood through and offer direct access out to the rear garden, enhancing the spacious and airy feel throughout.

Living room 12'5" x 14'9" (3.81 x 4.52)

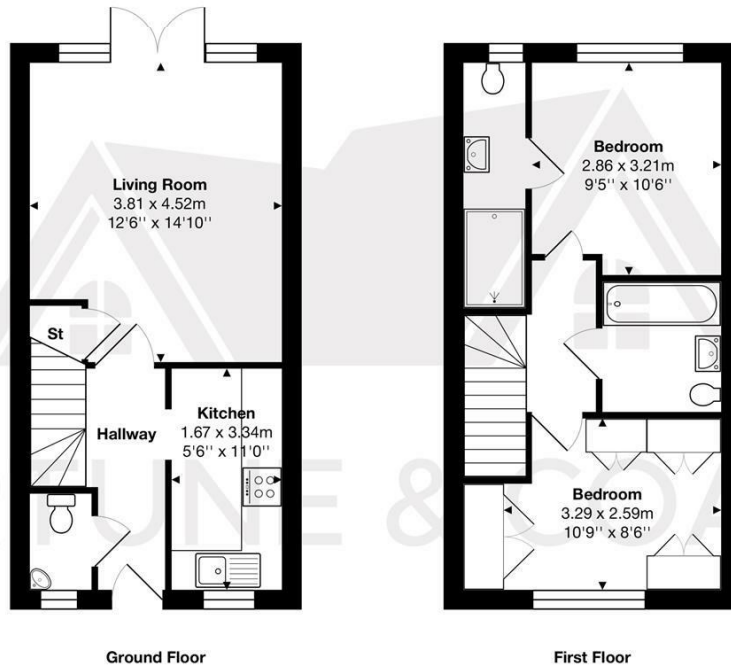
Kitchen 5'5" x 10'11" (1.67 x 3.34)

Bedroom 10'9" x 8'5" (3.29 x 2.59)

Bedroom 9'4" x 10'6" (2.86 x 3.21)

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

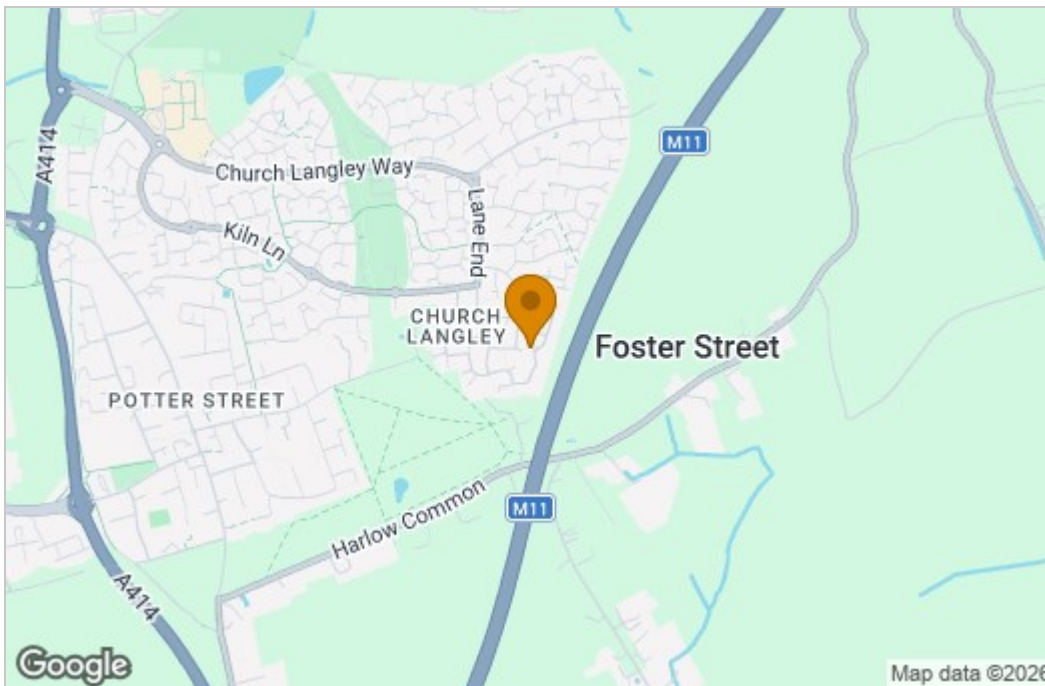


Total Area: approx. 61.4 m<sup>2</sup> ... 661 ft<sup>2</sup>

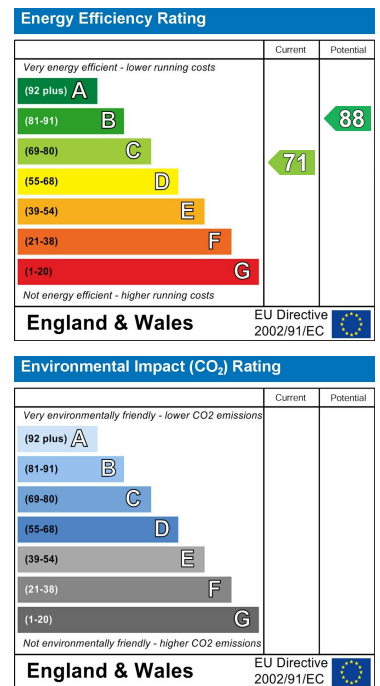
THE FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT TO SCALE. Measurements and features are approximate and may differ from the actual property. Verify all details independently; no liability is accepted for errors or omissions.

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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.