



**FORTUNE & COATES**

The People's Estate Agent

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## 7 Pollard Hatch, Harlow, CM19 4LA

**£350,000**

Guide Price £350,000

Fortune and Coates are delighted to introduce to the market this three bedroom mid terrace, family home situated in the popular area of Pollards Hatch, Harlow.

As you enter, you are welcomed by a spacious porch that leads into an inviting entrance hall, complete with a convenient downstairs w/c and understairs storage cupboard. The layout of the ground floor is both practical and appealing, providing easy access to the well-appointed kitchen and a bright lounge/diner.

The lounge/diner is a standout feature of the home, boasting large windows and sliding patio doors that allow natural light to flood the space, creating a warm and airy atmosphere. This generous area features a bespoke fitted oak sideboard and is ideal for entertaining, with ample room for a dining table, making it the perfect setting

Lounge/diner 21'3" x 11'9" (6.50 x 3.60)

Kitchen 10'6" x 9'0" (3.21 x 2.75)

Bedroom 14'0" x 10'6" (4.27 x 3.22)

Bedroom 10'8" x 11'4" (3.27 x 3.46)

Bedroom 6'7" x 10'6" (2.03 x 3.22)

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



All measurements are approximate and for display purposes only.  
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## Area Map



Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<p><i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p>			
<p><i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i></p>			

**England & Wales**

EU Directive  
2002/91/EC

