



FORTUNE & COATES

The People's Estate Agent



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2 St. Andrews Meadow, Harlow, CM18 6BL

Guide price £300,000

Guide Price-£300,000-£325,000.

Fortune and Coates are delighted to welcome to the market this lovely two bedroom mid terrace family home situated in St. Andrews Meadow, Harlow.

Upon entering, you are greeted by an inviting entrance hallway that leads into a bright and airy living room. This spacious area benefits from dual aspects, allowing natural light to flood in, and features elegant French patio doors that open into a conservatory, seamlessly connecting the indoor and outdoor spaces. The living room also provides access to the first floor, enhancing the flow of the home.

The well-equipped kitchen is a practical space, complete with an integrated oven and hob, as well as plumbing for a washing machine and dishwasher. Ample cupboard

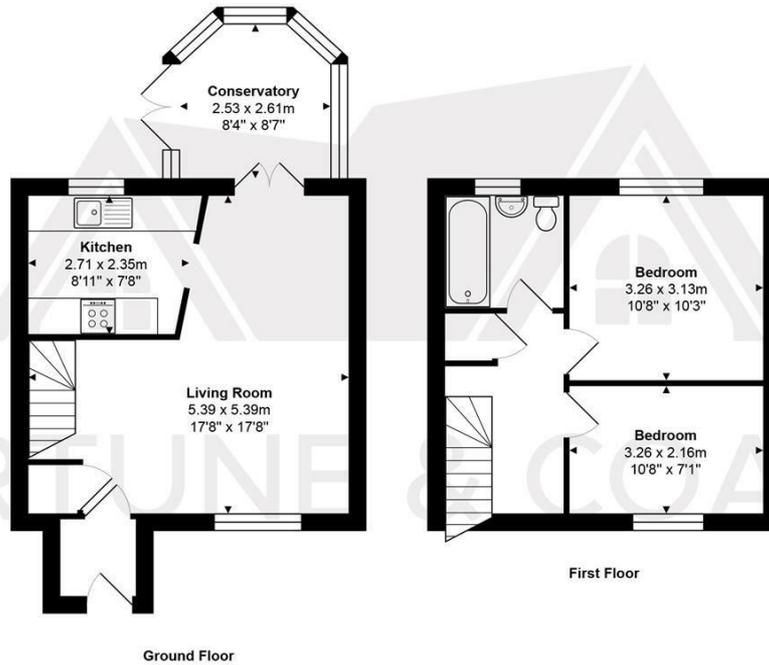
Living room 17'8" x 17'8" (5.39 x 5.39)

Kitchen 8'10" x 7'8" (2.71 x 2.35)

Bedroom 10'8" x 10'3" (3.26 x 3.13)

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

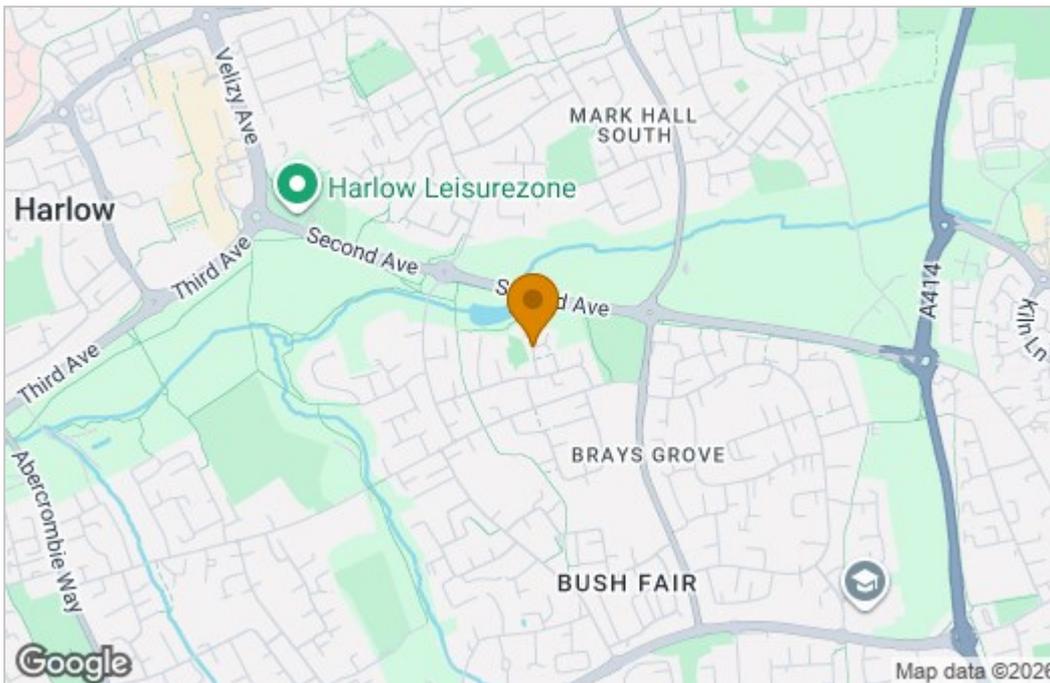


Total Area: approx. 66.6 m² ... 717 ft²

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.

Property marketing provided by www.fotomarketing.co.uk

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			89
(81-91) B			
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	

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.