



**FORTUNE & COATES**

The People's Estate Agent

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**3 Holy Acre, Harlow, CM19 5ER**

**Asking price £189,995**

Fortune and Coates are happy to welcome to the market this fabulous two bedroom park home situated in the sought after location of Roydon Marina Village Complex, Roydon.

This home is deceptively spacious throughout and would be a great retirement home. Internally, the home comprises front door into the spacious dining room with ample storage cupboard. The living room has recently been redecorated and is naturally light and airy with plentiful windows and feature fireplace. The kitchen offers a range of wall and base units with space for a cooker and plumbing for a washing machine, boiler and lots of cupboard space. Both bedrooms are generously sized with fitted wardrobes and the family bathroom offers a three piece suite and in bath shower.

Outside, the garden is wrapped around the home with a selection of decked, paved and lawn areas, space for relaxing and enjoying the sunshine.

Living Room 19'1" x 11'3" (5.83 x 3.43)

Dining Room 9'11" x 7'1" (3.04 x 2.16)

Kitchen 8'9" x 10'5" (2.69 x 3.18)

Bedroom 9'4" x 10'11" max (2.86 x 3.34 max)

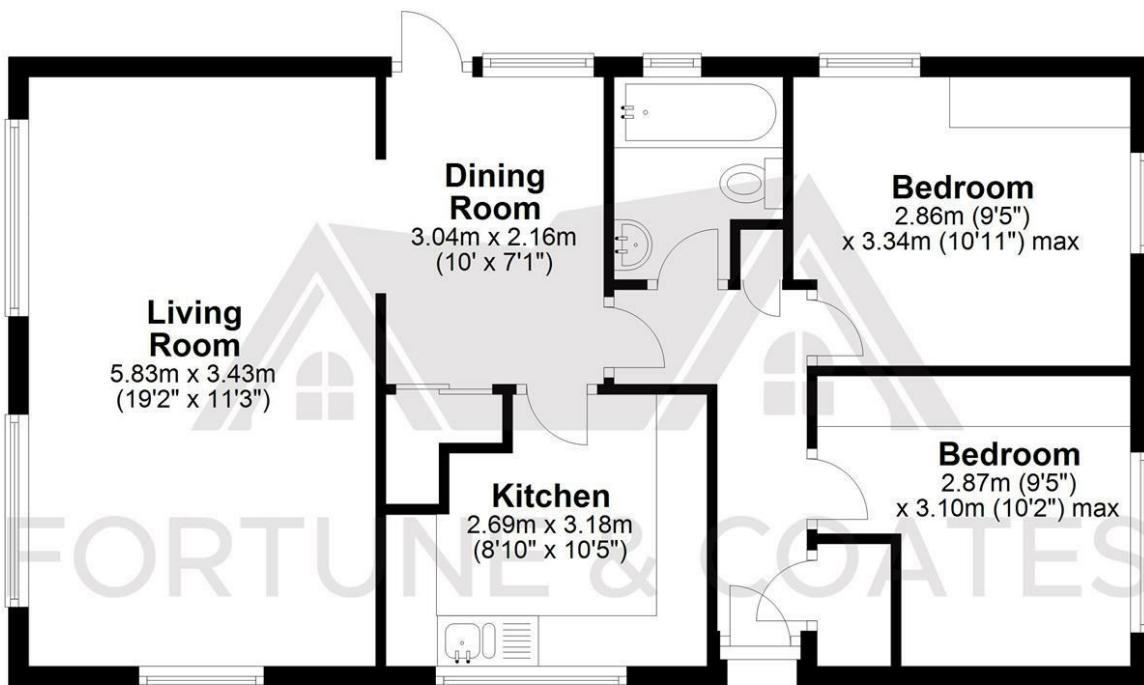
Bedroom 9'4" x 10'2" (2.87 x 3.10)

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## Floor Plan

### Ground Floor

Approx. 59.8 sq. metres (643.2 sq. feet)

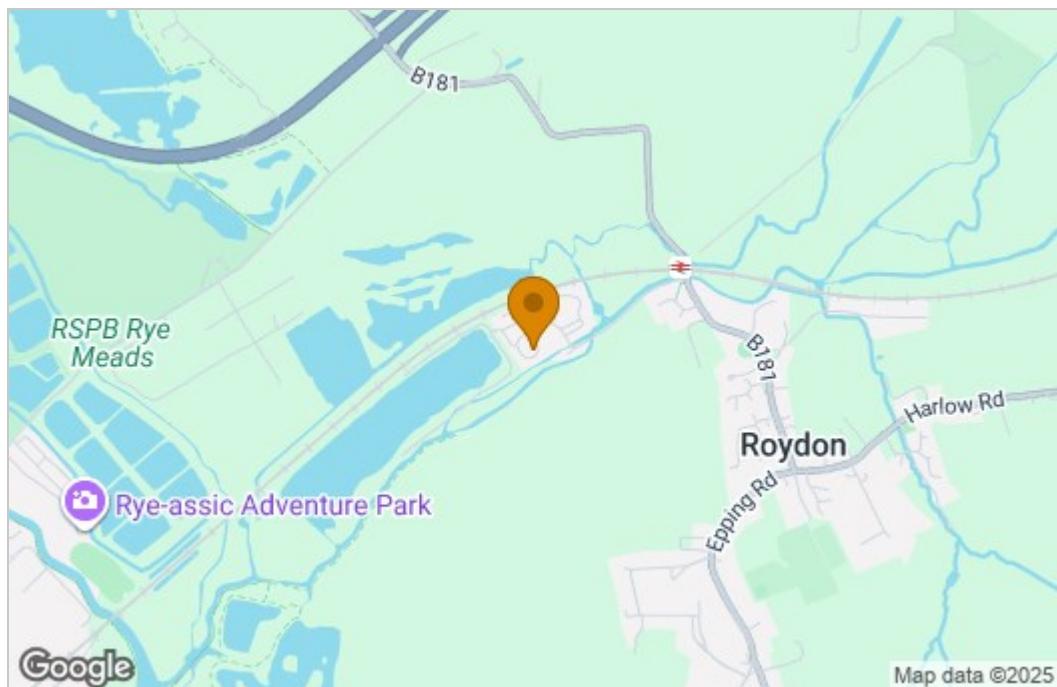


Total area: approx. 59.8 sq. metres (643.2 sq. feet)

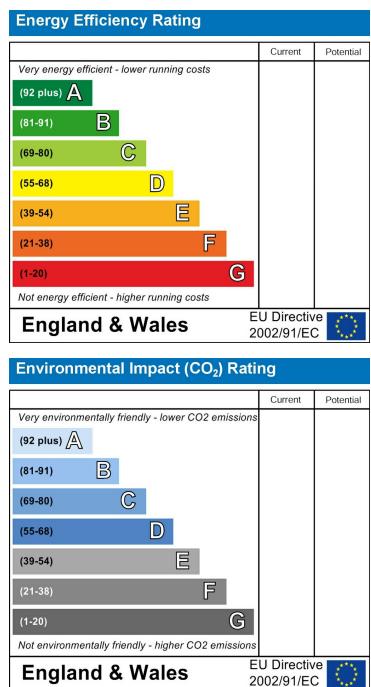
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## Area Map



## Energy Efficiency Graph



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