



**FORTUNE & COATES**

The People's Estate Agent

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**20 Barnfield Way, Harlow, CM17 9TN**

**£300,000**

Guide Price: £300,000 - £310,000.

Fortune and Coates are pleased to welcome to the market this stunning apartment situated in the always popular Newhall development of Barnfield Way, Harlow.

This first floor apartment is presented to a high standard throughout and comprises an inviting entrance hallway with convenient utility area, spacious, bright and airy lounge/kitchen/dining room with the kitchen featuring a range of modern wall and base units with integrated oven, hob and fridge/freezer and plenty of cupboard space. The lounge/dining area is comfortable with dual aspects. Both bedrooms are double in size with the primary hosting an en-suite shower room and the family bathroom is part tiled with in bath shower. Externally, you have two allocated parking spaces and secure entry system.

Lounge/Kitchen/Diner 13'1" max x 23'1" (3.99 max x 7.04)

Bedroom 9'8" x 12'4" (2.95 x 3.78)

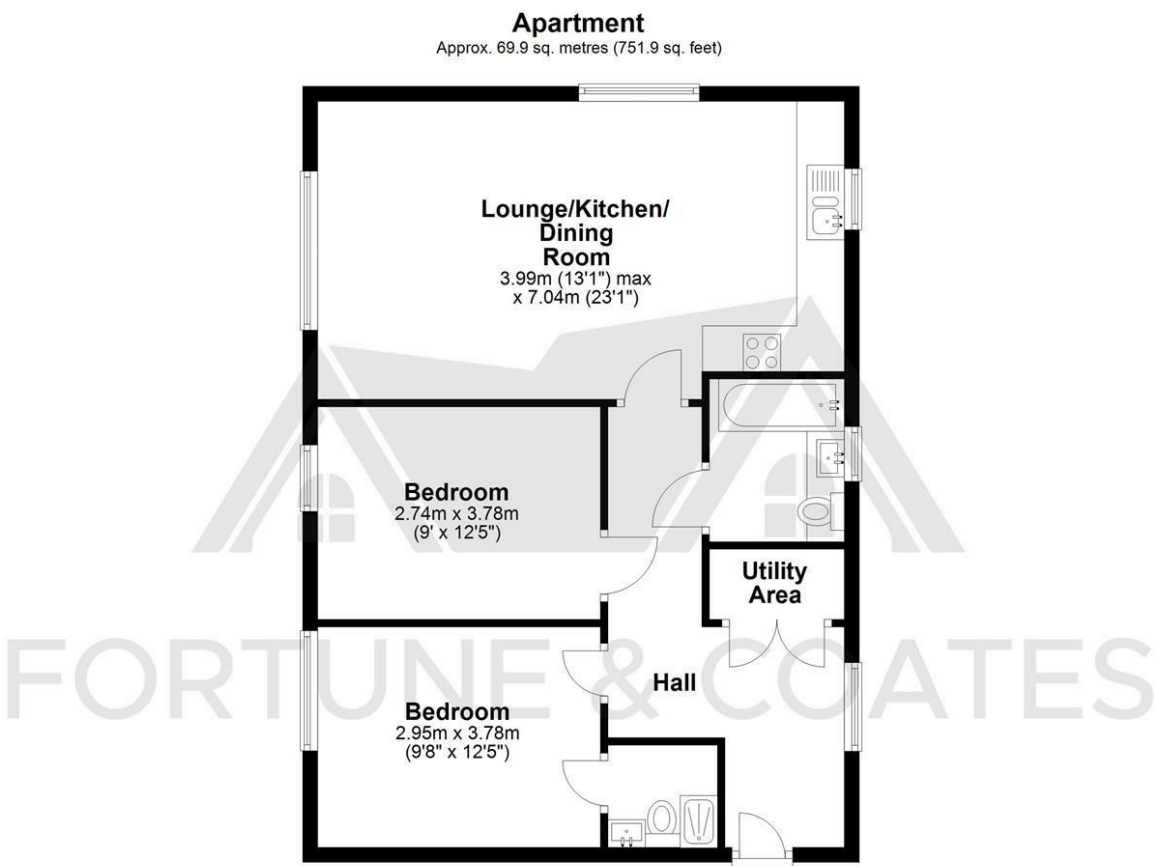
En-Suite Shower Room

Bedroom 8'11" x 12'4" (2.74 x 3.78)

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

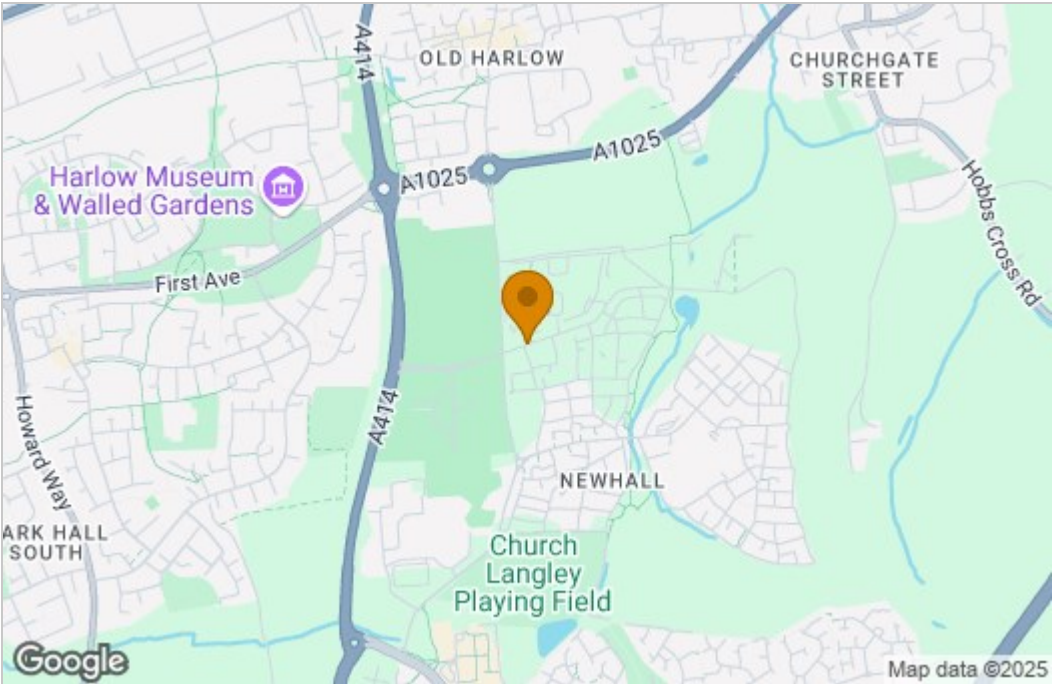


Total area: approx. 69.9 sq. metres (751.9 sq. feet)

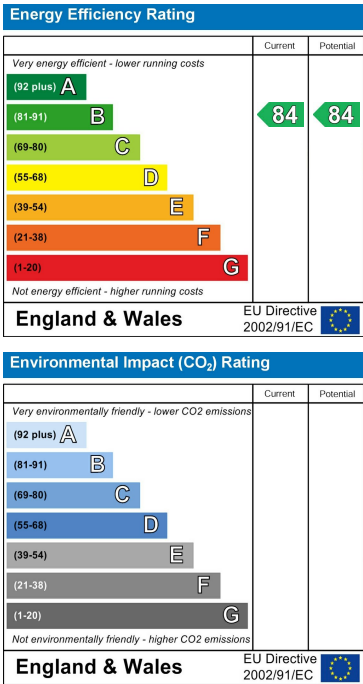
THE FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT TO SCALE. Measurements and features are approximate and may differ from the actual property. Verify all details independently; no liability is accepted for errors or omissions.

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Area Map



Energy Efficiency Graph



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