



**FORTUNE & COATES**

The People's Estate Agent



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## 93 Ridgeways, Harlow, CM17 9HG

Guide price £350,000

Guide Price- £350,000- £375,000.

Fortune and Coates are delighted to offer to the market this beautifully presented two-bedroom terraced home situated in the highly sought-after location of Ridgeways, Church Langley.

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

The spacious living room is flooded with natural light and offers a stylish and inviting space for both relaxing and entertaining featuring a modern media wall with an electric fireplace creating a cosy feel, while French doors lead seamlessly into the conservatory. Currently utilised as a dining area, the conservatory provides additional

Living room 12'11" x 14'6" (3.96 x 4.42)

Kitchen 6'4" x 9'8" (1.94 x 2.96)

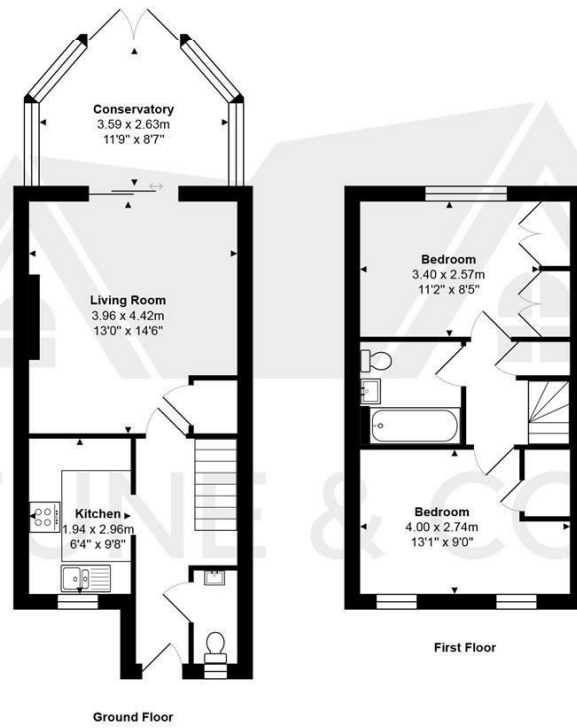
Conservatory 11'9" x 8'7" (3.59 x 2.63)

Bedroom 13'1" x 8'11" (4.00 x 2.74)

Bedroom 11'1" x 8'5" (3.40 x 2.57)

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

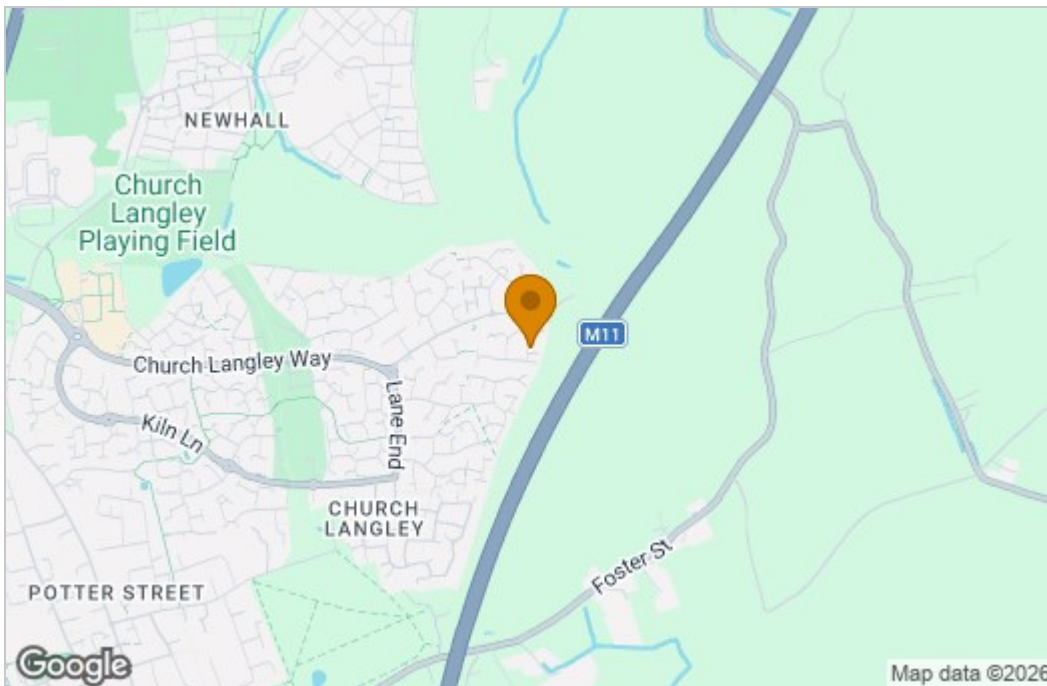


Total Area: approx. 71.6 m<sup>2</sup> ... 771 ft<sup>2</sup>

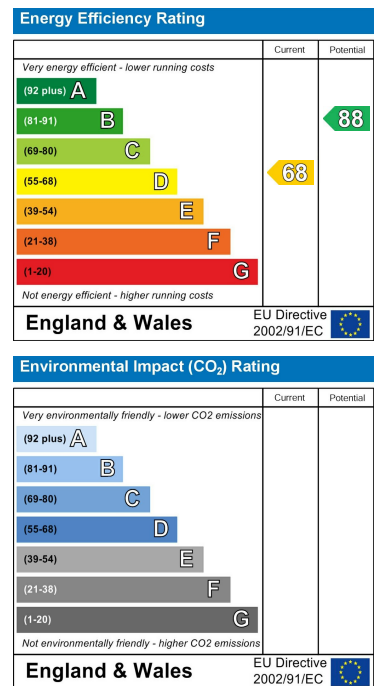
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## Area Map



## Energy Efficiency Graph



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