



FORTUNE & COATES

The People's Estate Agent

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105 Coalport Close, Harlow, CM17 9RA

Offers in excess of £425,000

Fortune & Coates are pleased to offer to the market this well-presented three-bedroom family home, situated in the popular residential location of Coalport Close, Harlow.

Upon entering, you are welcomed into the entrance hallway with stairs rising to the first floor and access to a convenient ground floor W/C. The spacious living/dining room is bright and inviting, offering ample space for a range of furnishings and a dining table, while the feature fireplace creates a warm and cosy space, perfect for relaxing or entertaining family and friends. Seamlessly connected is the conservatory, providing a fantastic additional reception space with French doors opening directly onto the rear garden.

Living room 8'10" x 13'9" (2.70 x 4.21)

Kitchen/dining room 11'11" x 8'5" (3.64 x 2.59)

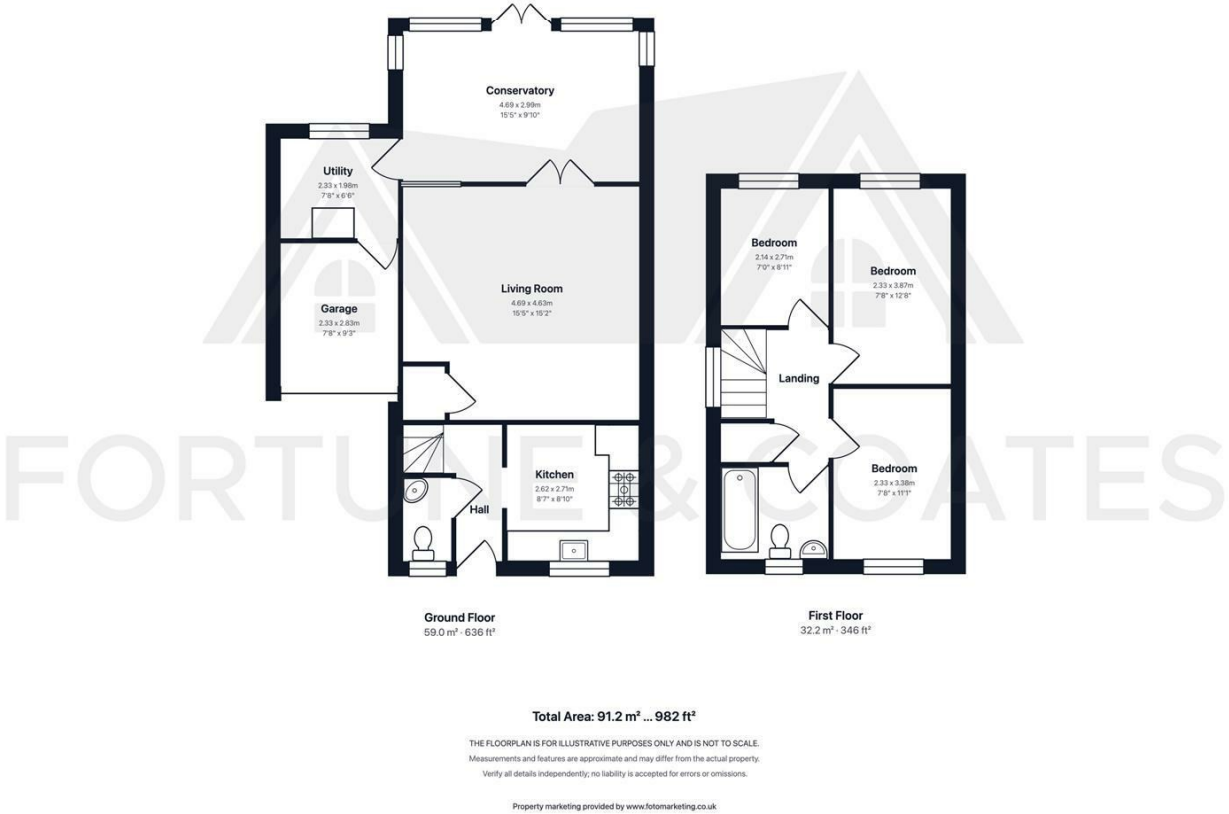
Conservatory 11'0" x 9'0" (3.37 x 2.75)

Bedroom 8'7" x 9'7" (2.64 x 2.93)

Bedroom 6'0" x 10'2" (1.83 x 3.10)

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.

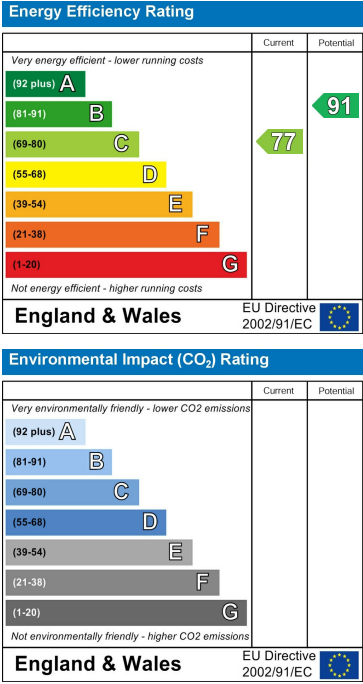
Floor Plan



Area Map



Energy Efficiency Graph



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.