



FORTUNE & COATES

The People's Estate Agent

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66 Tickenhall Drive, Harlow, CM17 9PP

Guide price £350,000

GUIDE PRICE £350,000-£375,000. Fortune & Coates are delighted to offer to the market this well-presented two-bedroom terraced family home, situated in a quiet cul-de-sac location on Tickenhall Drive Church Langley, Harlow.

Upon entering, you are welcomed into the modern and spacious living room, offering a bright and comfortable setting with stairs rising to the first floor and useful built-in storage. The room provides ample space for a range of furnishings, creating the perfect space for relaxing or entertaining family and friends.

To the rear of the property is the fitted kitchen, comprising a range of wall and base units providing ample storage and worktop space, complemented by tiled splashbacks. There is space for a freestanding cooker and fridge/freezer. The kitchen leads directly into the dining area, providing a versatile additional living space with

Living room 11'8" x 14'7" (3.57 x 4.47)

Kitchen 11'8" x 8'9" (3.57 x 2.68)

Dining area 11'8" x 6'6" (3.57 x 1.99)

Bedroom 11'8" x 12'6" (3.57 x 3.83)

Bedroom 6'9" x 8'7" (2.08 x 2.64)

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

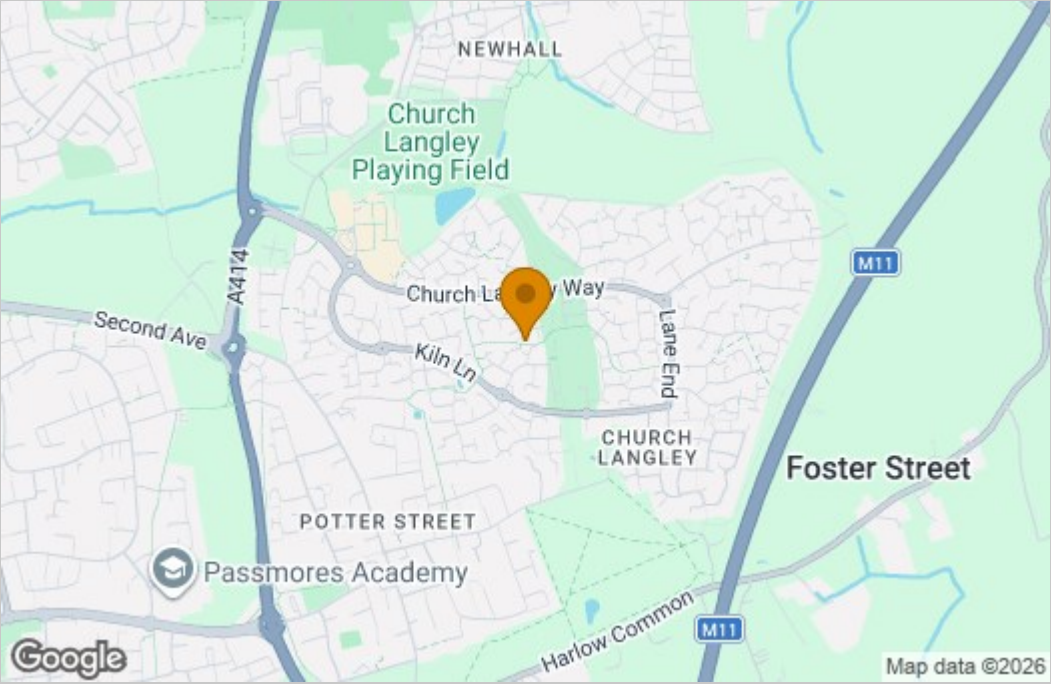


Total Area: 59.4 m² ... 639 ft²

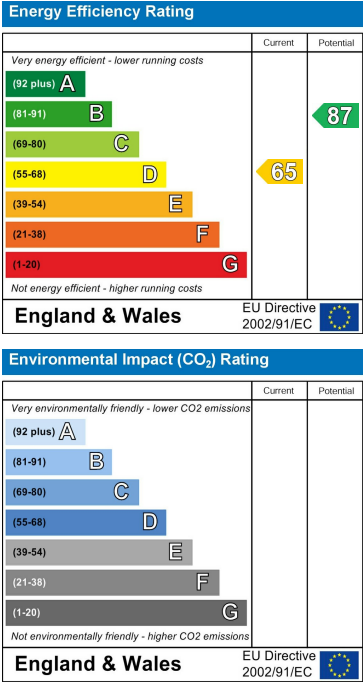
THE FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT TO SCALE.
Measurements and features are approximate and may differ from the actual property.
Verify all details independently; no liability is accepted for errors or omissions.

Property marketing provided by www.fotomarketing.co.uk

Area Map



Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.