



FORTUNE & COATES

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2 Sakins Croft, Harlow, CM18 7BN

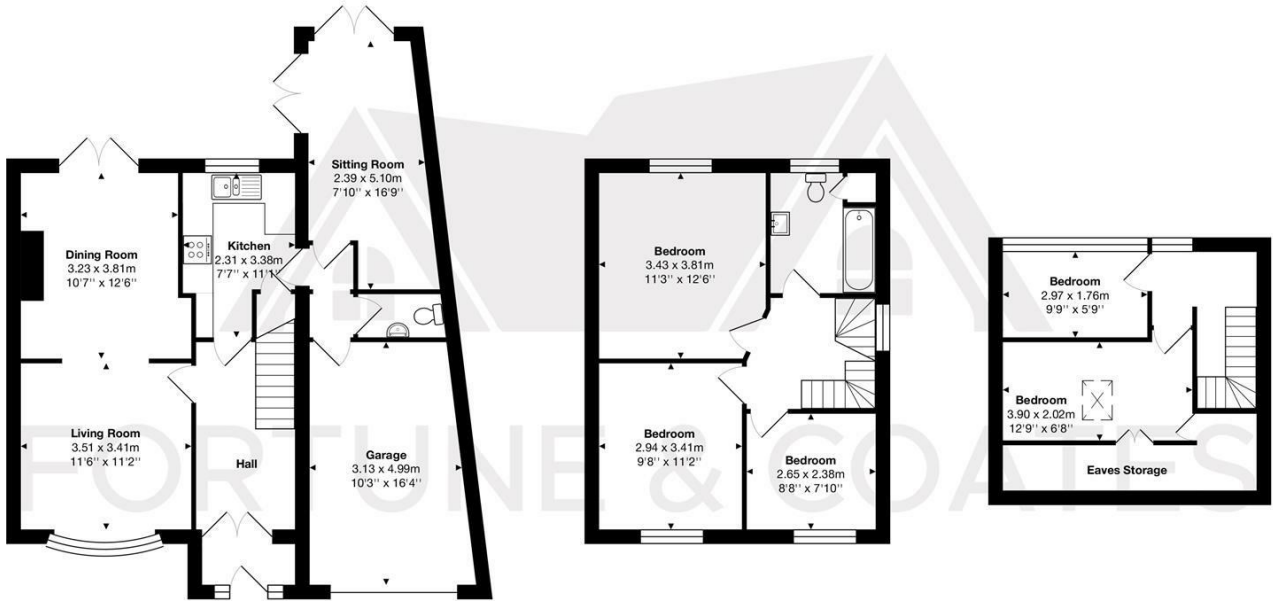
Guide price £490,000

GUIDE PRICE £490,000-£510,000. Fortune and Coates are delighted to welcome to the market this four bedroom semi-detached family home situated in the sought after and convenient location of Sakins Croft.

As you step inside, you are greeted by an inviting entrance hallway that provides access to the lounge, kitchen, and snug, along with a downstairs w/c and stairs leading to the first floor.

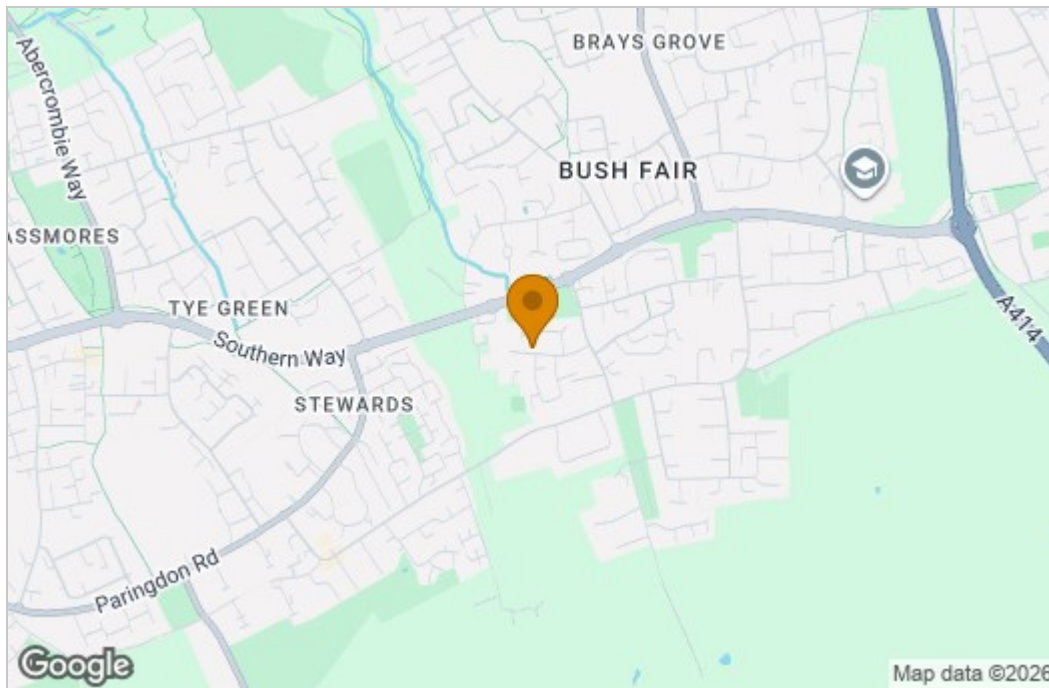
The lounge is a bright and airy space, enhanced by large windows that allow natural light to flood the room, making it an ideal setting for entertaining family and friends. This delightful space flows seamlessly into the dining room, which offers ample room for a dining table, perfect for hosting gatherings. French patio doors open out

Floor Plan



Total Area: approx. 144.4 m² ... 1554 R²
 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		70	78
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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