

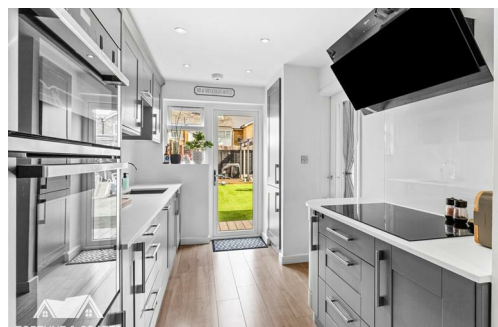
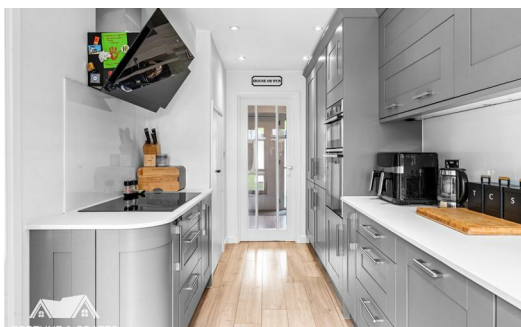


FORTUNE & COATES

The People's Estate Agent



FORTUNE & COATES



143 Spencers Croft, Harlow, CM18 6JS

Asking price £400,000

Fortune and Coates are delighted to offer to the market this three-bedroom family home situated in the popular and convenient location of Spencers Croft, Harlow.

Upon entering, you are welcomed into an inviting entrance hallway with stairs rising to the first floor and access through to the kitchen and lounge/diner.

The lounge/diner is an impressive and spacious room, offering ample space for both comfortable seating and a dining area. Benefiting from dual aspects, the room is flooded with natural light, creating a bright and airy atmosphere perfect for both relaxing and entertaining.

The kitchen is a sleek and contemporary space, fitted with a range of modern shaker-style wall and base units, complemented by crisp white worktops and matching

Lounge/Diner 12'3" x 16'4" (3.73m x 4.98m)

Double glazed window to front and rear aspect.

Kitchen 11'1" x 8'0" (3.38m x 2.44m)

Double glazed window to rear aspect.

Bedroom One 10'11" x 12'0" (3.33m x 3.66m)

Double glazed window to front aspect.

Bedroom Two 8'8" x 11'11" (2.64m x 3.63m)

Double glazed window to front aspect.

Bedroom Three 12'2 x 5'7 (3.71m x 1.70m)

Double glazed window to front aspect.

Bathroom

Double glazed frosted window to rear aspect.

Garden approx. 40" (approx. 12.19m)

Floor Plan



Ground Floor

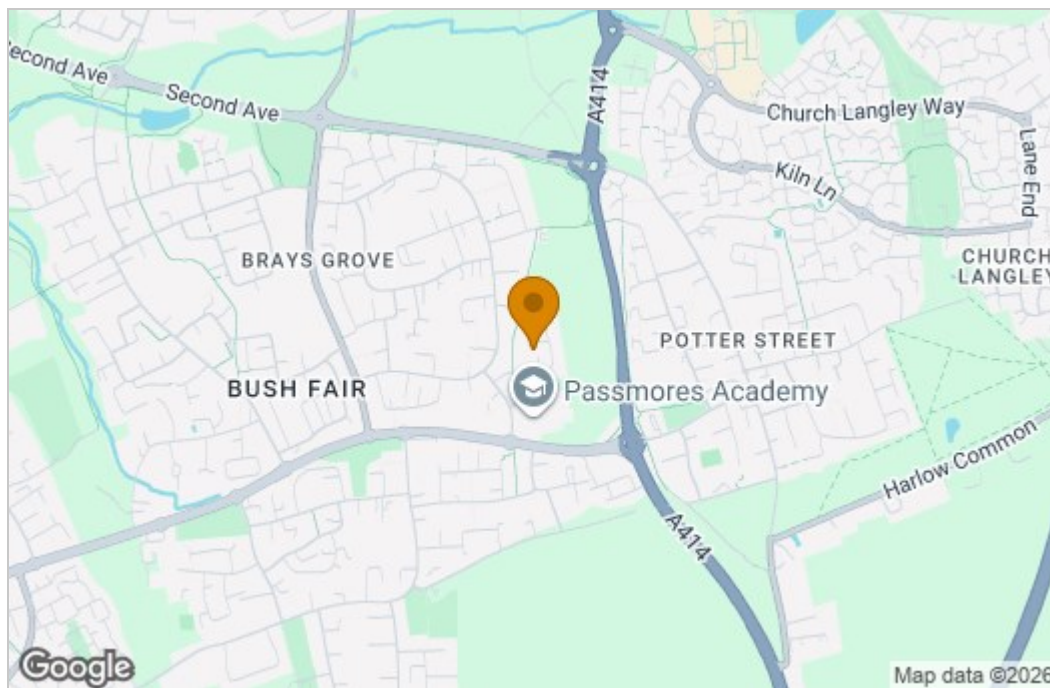
First Floor

Total Area: approx. 79.0 m² ... 851 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(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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