



**FORTUNE & COATES**

The People's Estate Agent

<https://www.fortuneandcoates.co.uk>



**87 Shawbridge, Harlow, CM19 4NW**

**£300,000**

Fortune and Coates are delighted to offer to the market this two-bedroom, mid-terrace family home situated in the sought after location of Shawbridge, Harlow.

This home is well presented throughout and comprises an inviting entrance hallway with storage and access to the living room. The open plan living/dining area is light, spacious and offers sliding patio doors that overlook the rear garden. The generous, bright kitchen offers a range of modern wall and base units with integrated oven and hob and plenty cupboard space. Upstairs, both bedrooms are double in size and there is a part tiled family bathroom.

Outside, based upon two levels is the enclosed rear garden the first level being a patio, which would be an ideal area for entertaining and summer dining and the rest of the garden being mainly laid to lawn.

Living Room 12'4" x 15'11" (3.77 x 4.86)

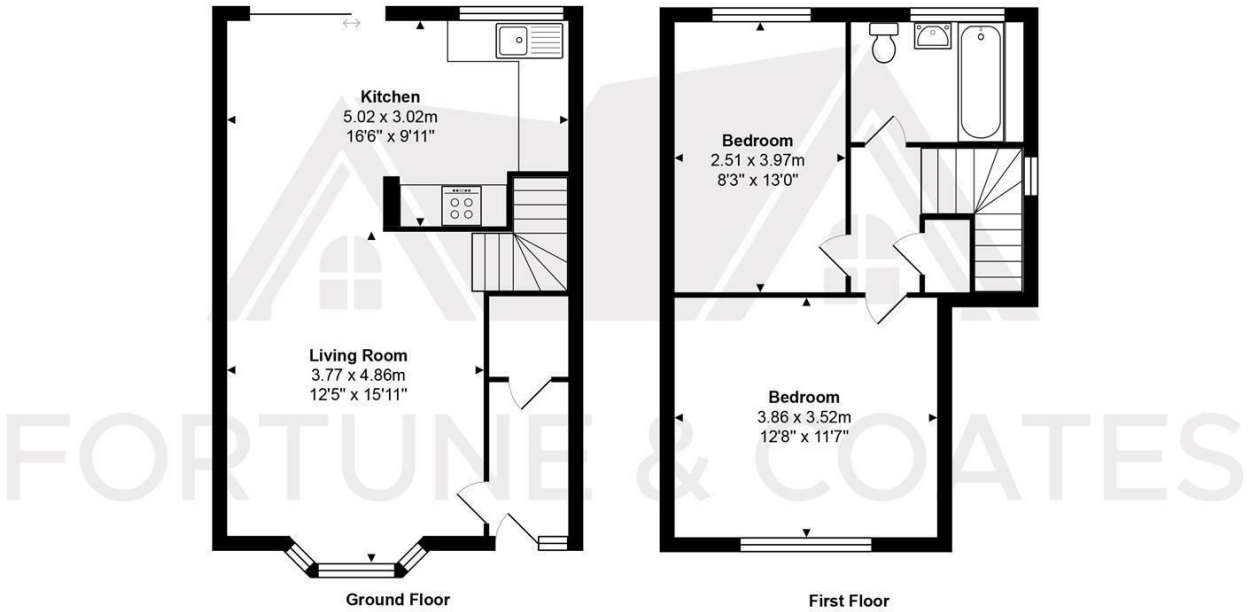
Kitchen 16'5" x 9'10" (5.02 x 3.02)

Bedroom 12'7" x 11'6" (3.86 x 3.52)

Bedroom 8'2" x 13'0" (2.51 x 3.97)

AGENT NOTE: The information provided about this property does not constitute or form part of an offer or contract, nor maybe it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where t h e p r o p e r t y h a s b e e n 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

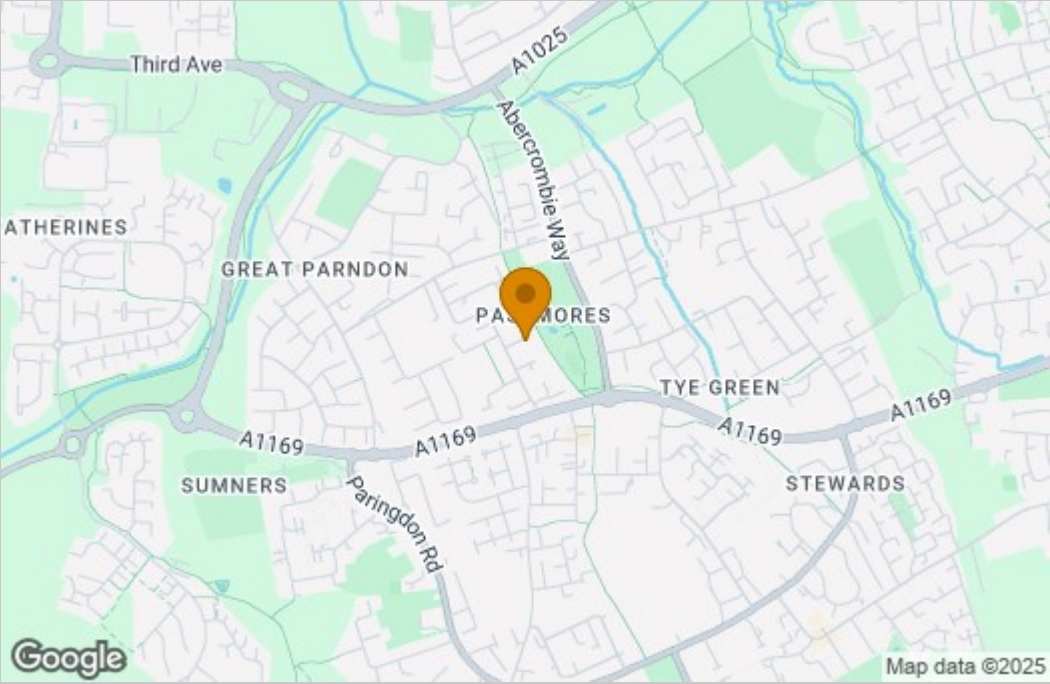


Total Area: approx. 72.9 m² ... 784 ft²

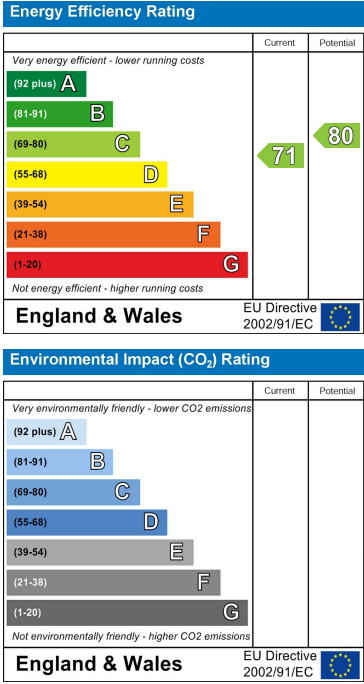
THE FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT TO SCALE.  
Measurements and features are approximate and may differ from the actual property. Verify all details independently; no liability is accepted for errors or omissions.

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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.