



FORTUNE & COATES

The People's Estate Agent

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13 Elmbridge, Harlow, CM17 0JU

Offers in excess of £500,000

Fortune & Coates are delighted to welcome to the market this beautifully presented three-bedroom family home, situated in the sought-after location of Elmbridge, Harlow.

Upon entering, you are welcomed into a bright entrance hallway with stairs rising to the first floor and access to the spacious living room. Stylishly presented and flooded with natural light from the large front window, this inviting reception room provides the perfect space to relax and entertain family and friends.

To the rear of the property is the impressive open-plan kitchen/diner, forming the true heart of the home. The contemporary kitchen is fitted with a range of shaker-style wall and base units, complemented by an integrated double oven, integrated dishwasher, integrated fridge/freezer, under-cabinet lighting and a tiled splash back, along

Living room 11'8" x 14'11" (3.56 x 4.55)

Kitchen 18'1" x 8'2" (5.53 x 2.50)

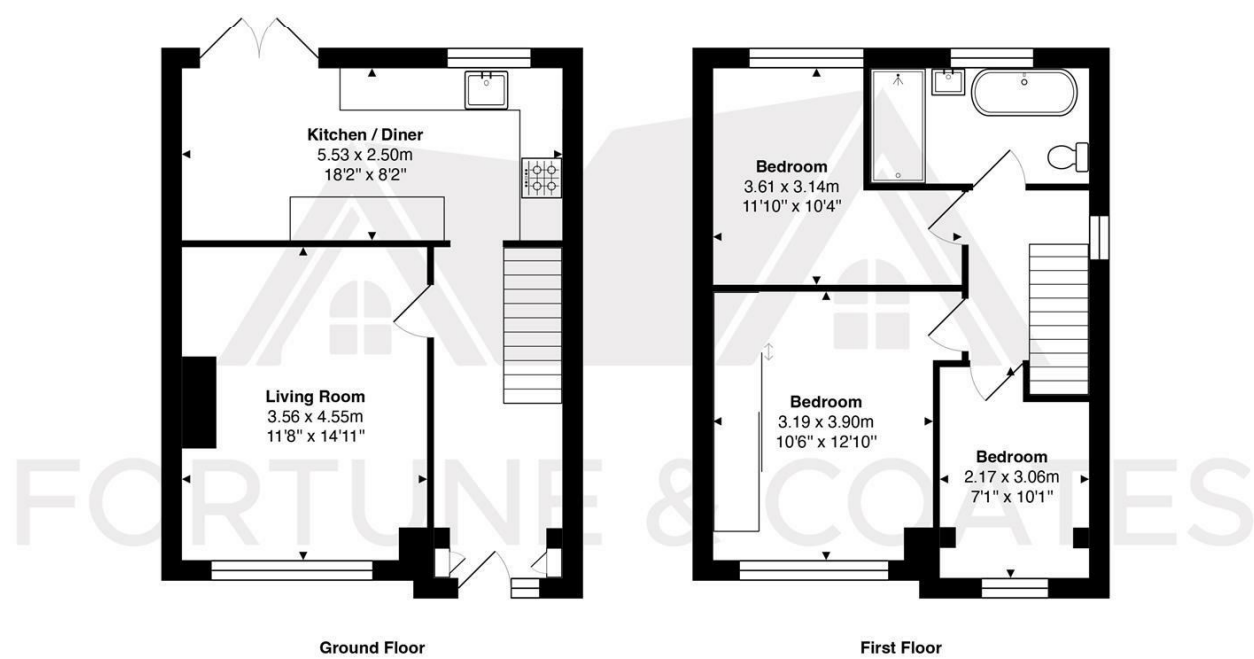
Bedroom 10'5" x 12'9" (3.19 x 3.90)

Bedroom 11'10" x 10'3" (3.61 x 3.14)

Bedroom 7'1" x 10'0" (2.17 x 3.06)

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

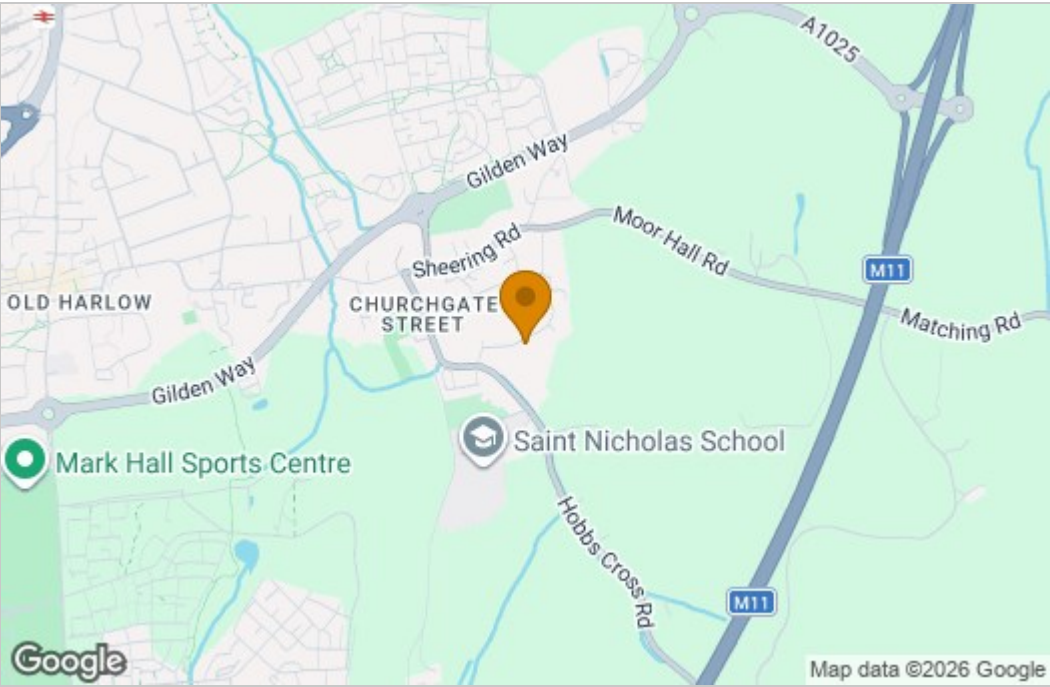


Total Area: approx. 79.1 m² ... 851 ft²

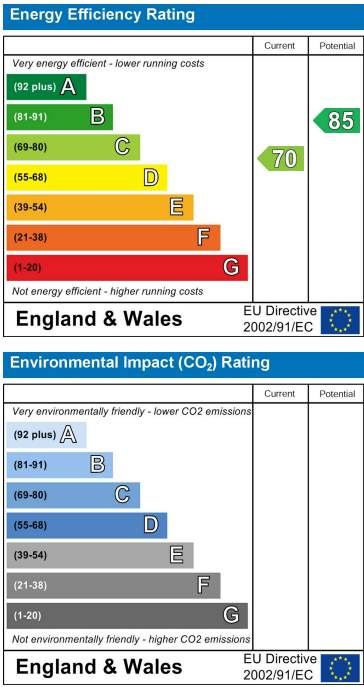
THE FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT TO SCALE.
Measurements and features are approximate and may differ from the actual property. Verify all details independently; no liability is accepted for errors or omissions.

Property marketing provided by www.fotomarketing.co.uk

Area Map



Energy Efficiency Graph



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.