



FORTUNE & COATES

The People's Estate Agent



Arundel Harlow Road, Harlow, CM19 5HH

Asking price **£525,000**

Fortune and Coates are delighted to offer to the market this spacious three bedroom family home situated in the sought-after village location of Roydon.

Upon entering, you are welcomed into a generous entrance hallway with access to a convenient ground floor W/C, useful storage cupboards and stairs rising to the first floor, with direct access to the kitchen and living room.

The living/dining room is a spacious open-plan area flooded with natural light from large French patio doors leading directly out to the rear garden. Offering ample space for both comfortable seating and a full dining table, this versatile room is ideal for both relaxing and entertaining, with an exposed brick feature fireplace creating a cosy focal point, while the dining space provides an inviting setting for family meals and hosting guests.

Living room 17'4" x 19'3" (5.30 x 5.87)

Kitchen 9'10" x 10'0" (3.01 x 3.06)

Bedroom 17'0" x 9'6" (5.19 x 2.90)

Bedroom 9'3" x 13'9" (2.83 x 4.20)

Bedroom 7'4" x 10'8" (2.26 x 3.26)

Garage 9'5" x 17'7" (2.89 x 5.36)

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

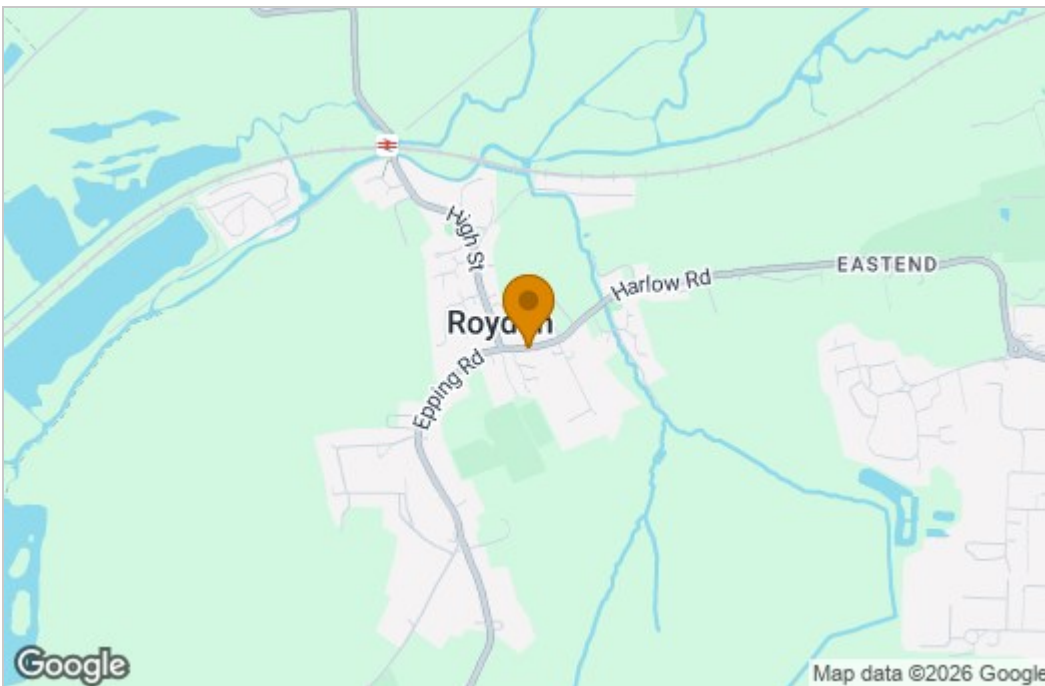


Total Area: approx. 113.9 m² ... 1226 ft²

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	

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.