



FORTUNE & COATES

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119 Collins Meadow, Harlow, CM19 4EJ

Guide price £425,000

Guide Price- £425,000-£450,000

Fortune and Coates are pleased to present this well-proportioned three-bedroom family home, ideally situated in the popular Collins Meadow, Harlow.

The living room is a bright and generously proportioned space, offering an ideal setting for both relaxing and entertaining. A feature fireplace adds warmth and character to the room, while large windows allow natural light to flow through. To the rear, French patio doors open directly onto the garden, providing a seamless connection between indoor and outdoor living.

The kitchen is a bright and well-presented space, fitted with a range of modern wall and base units providing ample cupboard and worktop space. It benefits from an

Living room 24'6" x 12'7" (7.47 x 3.86)

Kitchen 13'6" x 8'9" (4.14 x 2.67)

Dining room 10'7" x 8'9" (3.23 x 2.67)

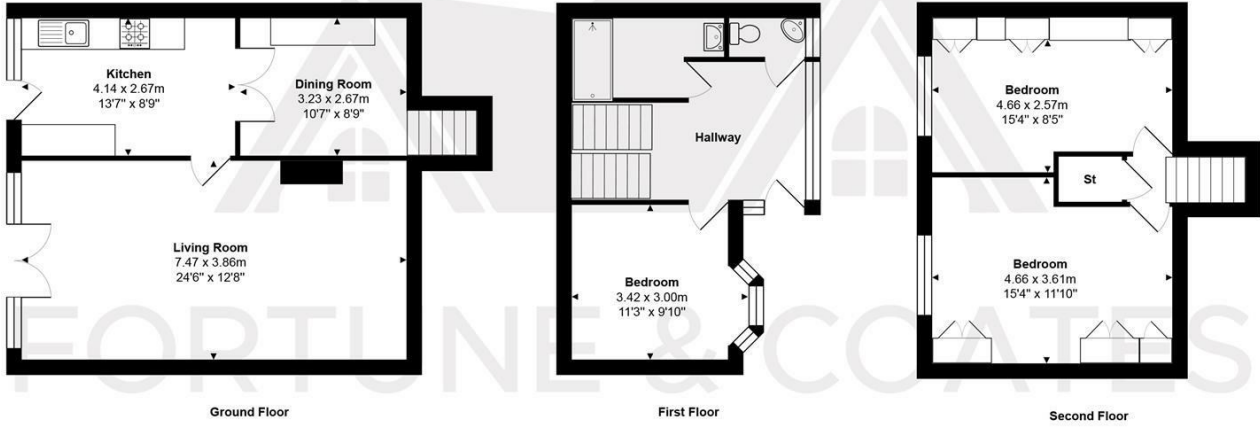
Bedroom 11'2" x 9'10" (3.42 x 3.00)

Bedroom 15'3" x 11'10" (4.66 x 3.61)

Bedroom 15'3" x 8'5" (4.66 x 2.57)

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. 109.1 m² ... 1174 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.