

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



**FORTUNE & COATES**

The People's Estate Agent



FORTUNE & COATES



## 102 The Chantry, Harlow, CM20 2NA

**£350,000**

Guide Price £350,000-£375,000.

Fortune and Coates are excited to offer to the market this three bedroom mid terraced family home situated in the popular Cul-De-Sac location of The Chantry, Harlow.

This home is well presented throughout and comprises a welcoming entrance hallway with stairs that lead to the first floor and very convenient shower room and W.C. The lounge is spacious and bright with dual aspect windows, and door that leads to the rear garden. The kitchen offers a range of wall and base units with space for a cooker and plumbing for washing machine. The utility room is ideal for storage or would be a great office/study.

Upstairs features three well proportioned bedrooms and a newly fitted family bathroom. Outside, the rear garden is mainly laid to lawn with selection of mature plants and shrubs and patio area for entertaining with gated rear access.

Lounge/dining room 14'2" x 20'7" (4.34 x 6.28)

Kitchen 9'1" x 10'6" (2.79 x 3.22)

Utility 4'11" x 11'10" (1.51 x 3.63)

Bedroom 13'2" x 10'11" (4.02 x 3.34)

Bedroom 10'2" x 10'6" (3.11 x 3.21)

Bedroom 10'7" x 9'1" (3.25 x 2.78)

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



## The Chantry, Harlow

DETAILS  
 Total area: 983.24 sq ft  
 Living area: 983.24 sq ft

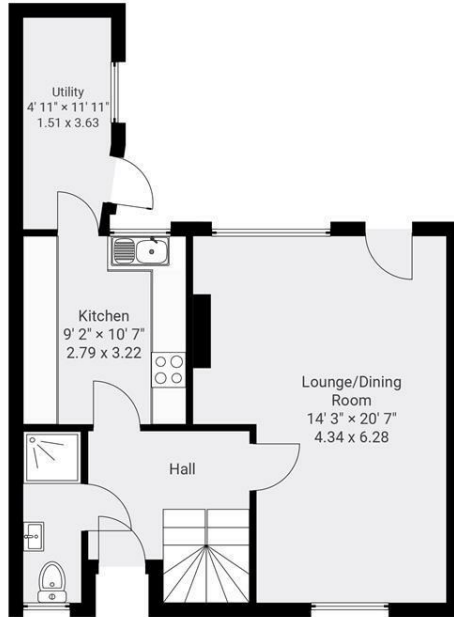
Foto Marketing  
 8 The Pavilion  
 EN11 8UB Hoddesdon  
 hello@fotomarketing.co.uk  
 www.fotomarketing.co.uk  
 07745 519612

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

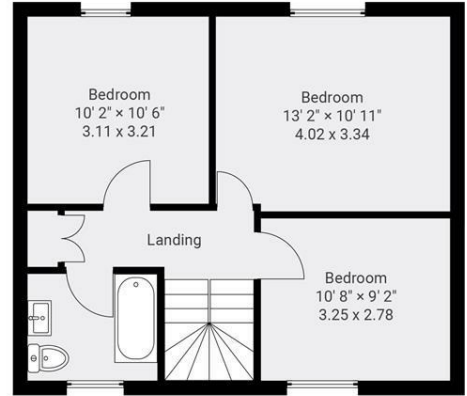
### Ground Floor

TOTAL AREA: 520.49 sq ft • LIVING AREA: 520.49 sq ft •

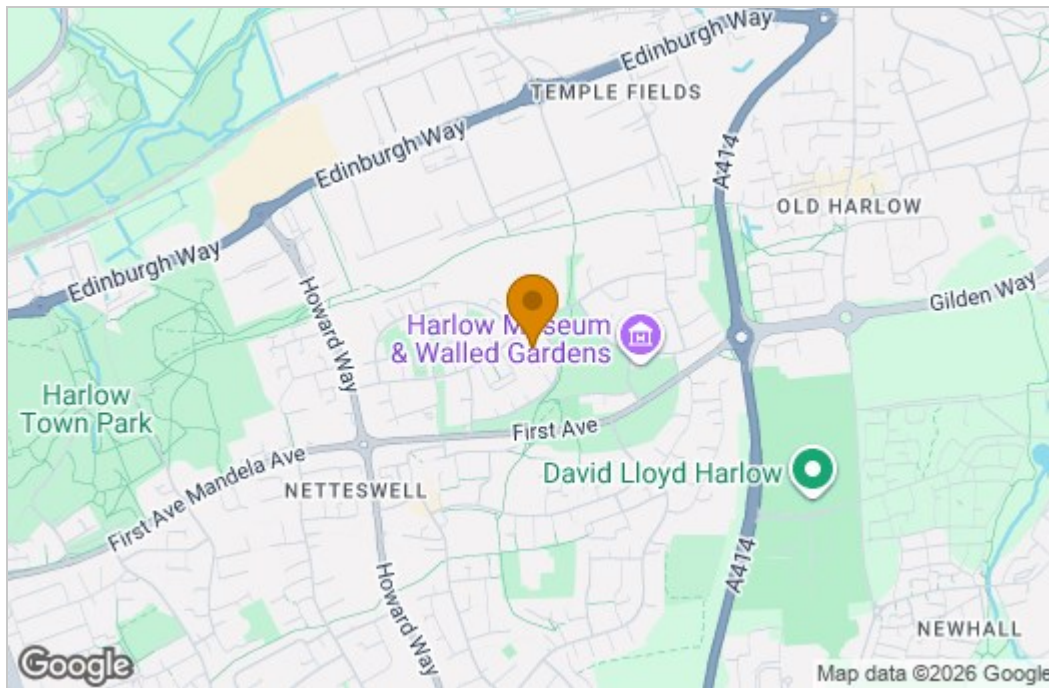


### 1st Floor

TOTAL AREA: 462.75 sq ft • LIVING AREA: 462.75 sq ft •



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.