



**FORTUNE & COATES**

The People's Estate Agent

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



**8 Poplar Drive, Harlow, CM17 0FX**

**Guide price £400,000**

Guide Price £400,000 - £425,000

Fortune and Coates are delighted to offer to the market this beautifully presented two-bedroom semi-detached family home, situated in the location of Poplar Drive, Gilden Park, Harlow. Offering well-presented accommodation throughout, the property also benefits from excellent potential to extend (stpp).

Upon entering, you are welcomed into an entrance hallway with access to a convenient ground floor W/C and useful storage cupboard. The spacious lounge/diner is flooded with natural light from French doors opening directly onto the rear garden, creating an excellent space for both relaxing and entertaining.

The modern fitted kitchen comprises a range of wall and base units complemented by generous worktop space. Integrated appliances include an oven and gas hob,

Lounge/diner 17'3" x 12'10" (5.27 x 3.93)

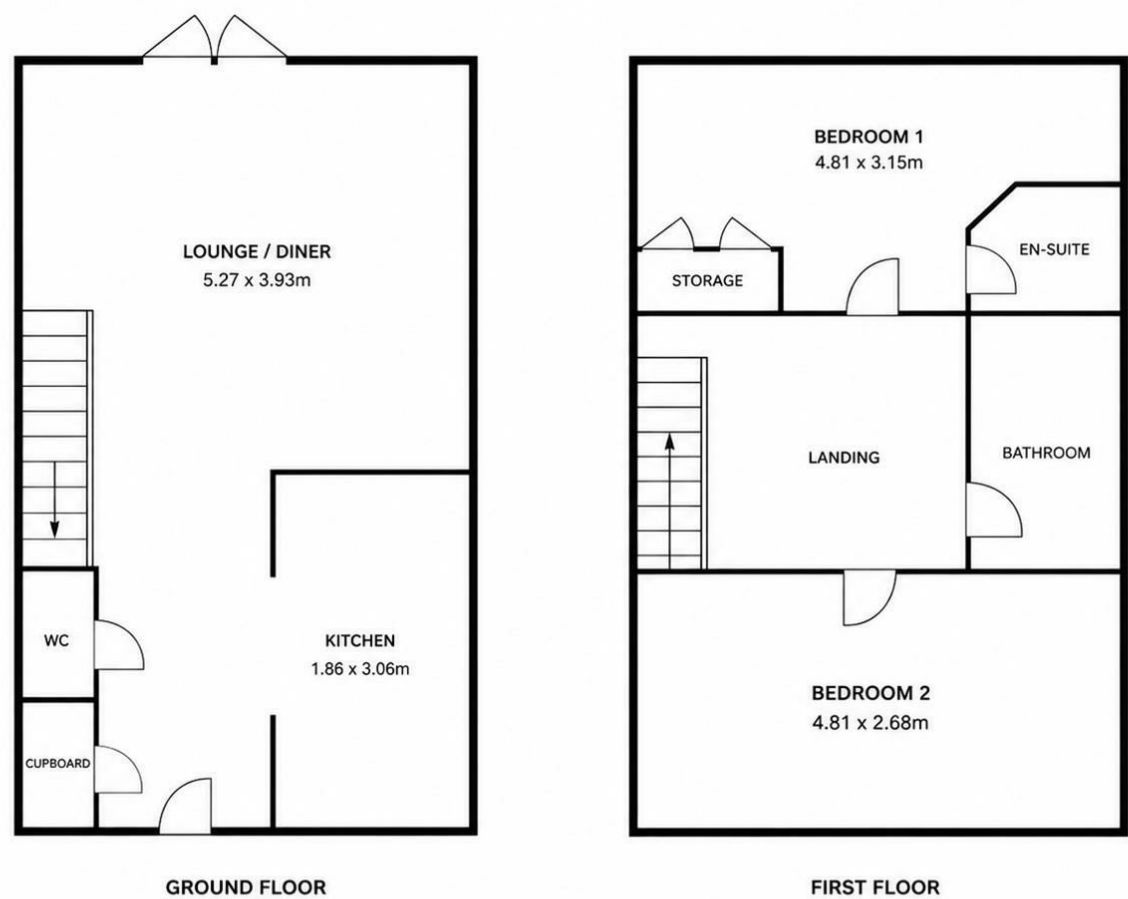
Kitchen 3'3",282'1" x 10'0" (1,86 x 3.06)

Bedroom 1 15'9" x 10'4" (4.81 x 3.15)

Bedroom 2 15'9" x 8'9" (4.81 x 2.68)

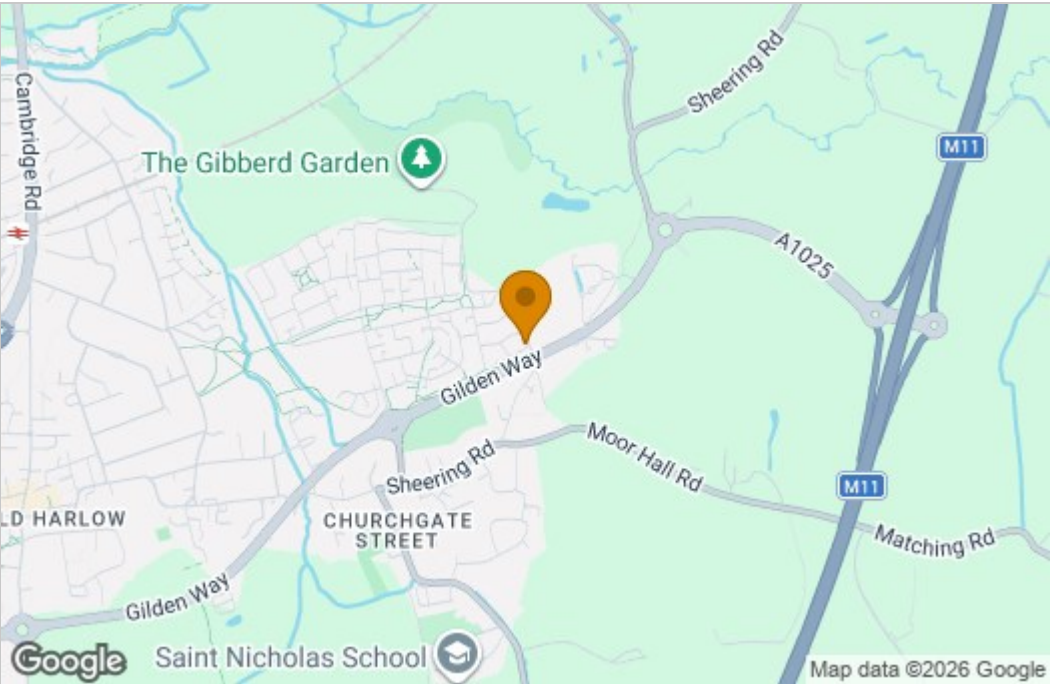
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Floor Plan

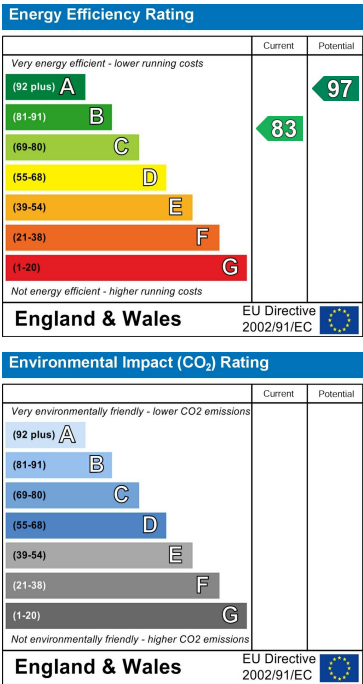


THE FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT TO SCALE.  
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Area Map



Energy Efficiency Graph



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