



**FORTUNE & COATES**

The People's Estate Agent

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**67 Upper Park, Harlow, CM20 1TN**

**Asking price £425,000**

Fortune and Coates are delighted to introduce to the market this three bedroom semi-detached family home, situated in a popular and well-established residential location on Upper Park.

Upon entering, you are greeted by a welcoming entrance hall that provides access to all rooms with stairs to the first floor, enhancing the home's practical layout with a convenient downstairs w/c.

The spacious living room is a standout feature, boasting generous proportions and a large bay window that floods the area with natural light, creating a warm and inviting atmosphere perfect for both relaxation and entertaining.

Lounge 11'10" x 12'11" (3.63 x 3.95)

Dining room 10'1" x 10'0" (3.09 x 3.06)

Kitchen 11'3" x 8'3" (3.44 x 2.54)

Conservatory 11'10" x 8'11" (3.63 x 2.72)

Garage 12'7" x 17'1" (3.86 x 5.21)

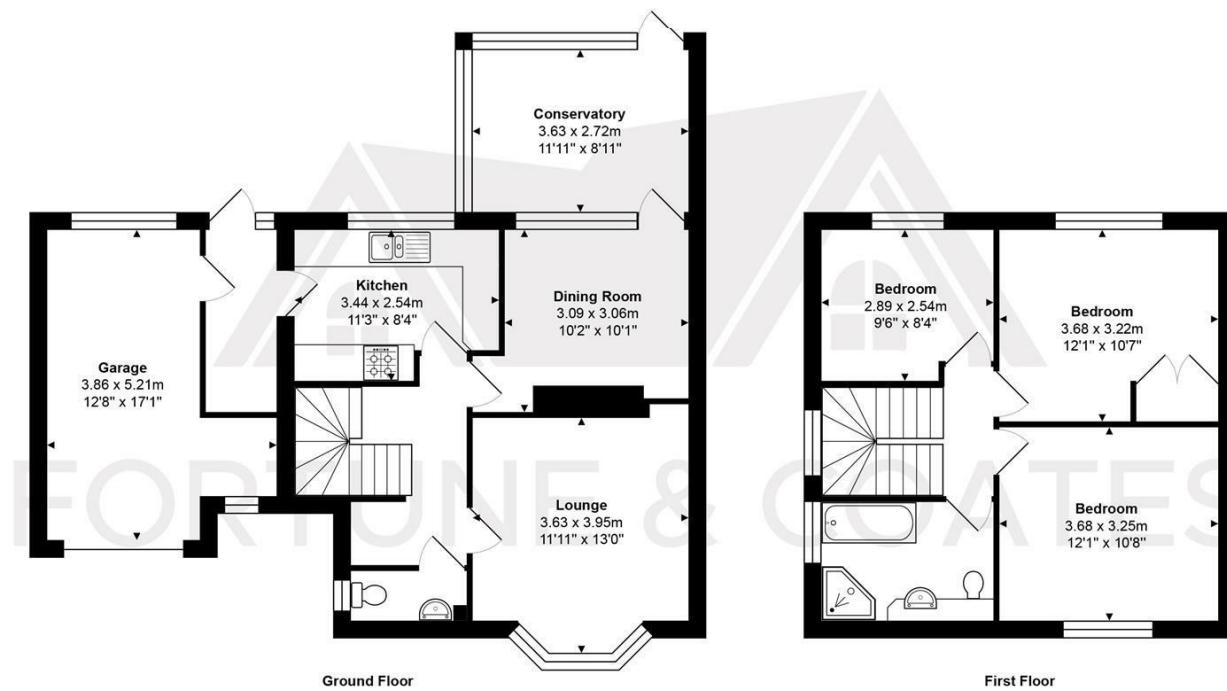
Bedroom 12'0" x 10'7" (3.68 x 3.25)

Bedroom 12'0" x 10'6" (3.68 x 3.22)

Bedroom 9'5" x 8'3" (2.89 x 2.54)

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. 117.7 m<sup>2</sup> ... 1267 ft<sup>2</sup>

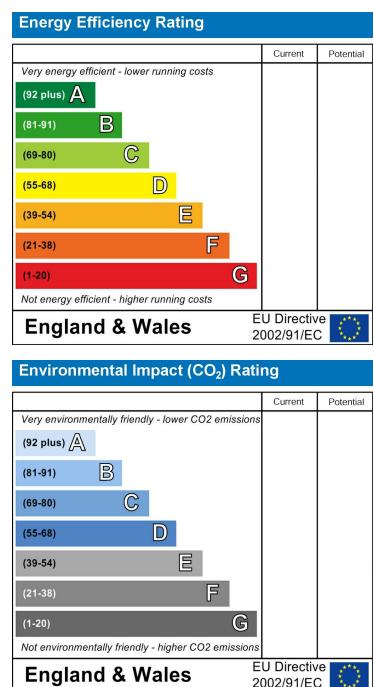
THE FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT TO SCALE.  
Measurements and features are approximate and may differ from the actual property. Verify all details independently; no liability  
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## Area Map



## 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 firms employment has the authority to make or give any representation or warranty in respect of the property.