



**FORTUNE & COATES**

The People's Estate Agent

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**334 Carters Mead, Harlow, CM17 9HA**

**£425,000**

Fortune and Coates are delighted to welcome to the market this spacious three-bedroom family home situated in the popular location of Carters Mead, Harlow.

Upon entering, you are welcomed by an entrance porch leading into a spacious living room, beautifully presented and filled with natural light from a large front-facing bay window, creating the perfect space for both relaxing and entertaining, with stairs rising to the first floor.

Leading through, the dining area offers a fantastic space for family meals or hosting guests, with a natural flow into the kitchen, creating a sociable and functional layout. The space also benefits from a built-in storage cupboard and access to a convenient downstairs W.C.

Living room 18'3" x 22'0" (5.58 x 6.73)

Dining room 13'2" x 9'0" (4.02 x 2.76)

Kitchen 13'2" x 9'2" (4.02 x 2.81)

Conservatory 13'2" x 8'1" (4.02 x 2.47)

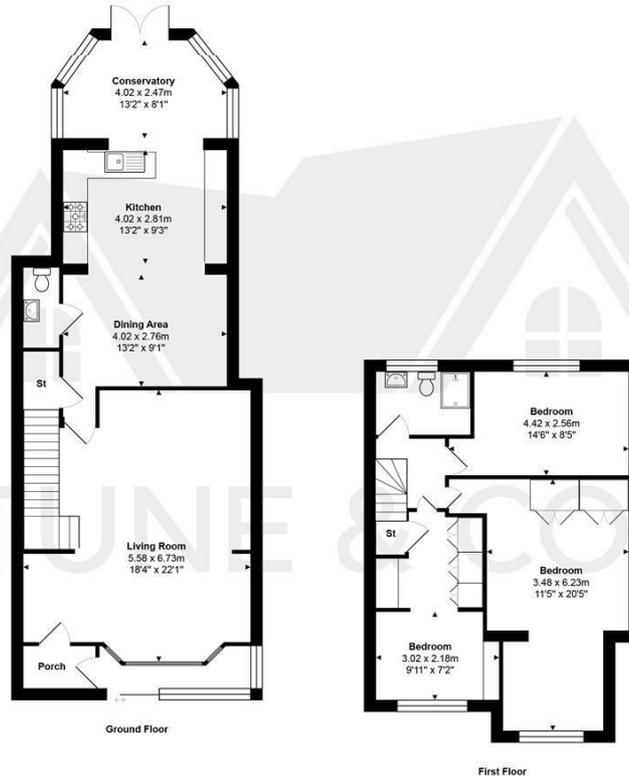
Bedroom 11'5" x 20'5" (3.48 x 6.23)

Bedroom 14'6" x 8'4" (4.42 x 2.56)

Bedroom 9'10" x 7'1" (3.02 x 2.18)

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

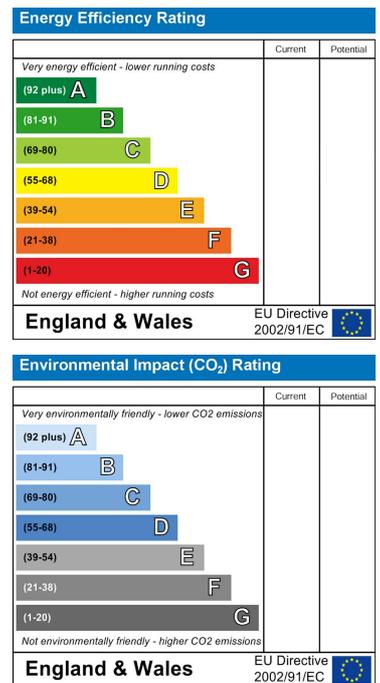


Total Area: approx. 130.6 m<sup>2</sup> / 1406 ft<sup>2</sup>  
 THE FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT TO SCALE.  
 Measurements and features are approximate and may differ from the actual property. Verify all details independently; no liability is accepted for errors or omissions.  
 Property marketing provided by www.fotomarketing.co.uk

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