



FORTUNE & COATES

The People's Estate Agent

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22 Rectory Wood, Harlow, CM20 1RD

Guide price £325,000

Guide Price £325,000 - £350,000

Fortune & Coates are delighted to welcome to the market this well presented, ready to move into end of terrace two-bedroom family home, tucked away in a quiet cul-de-sac in the popular location of Rectory Wood, Harlow.

Upon entering, you are welcomed into a bright entrance hallway with stairs rising to the first floor and access to the spacious dual-aspect living room. Flooded with natural light, this inviting space is perfect for relaxing or entertaining family and friends.

The kitchen is fitted with a range of wall and base units complemented by wood effect worktops and a white tiled splash back. There is space for a cooker and

Living room 11'6" x 19'3" (3.52 x 5.88)

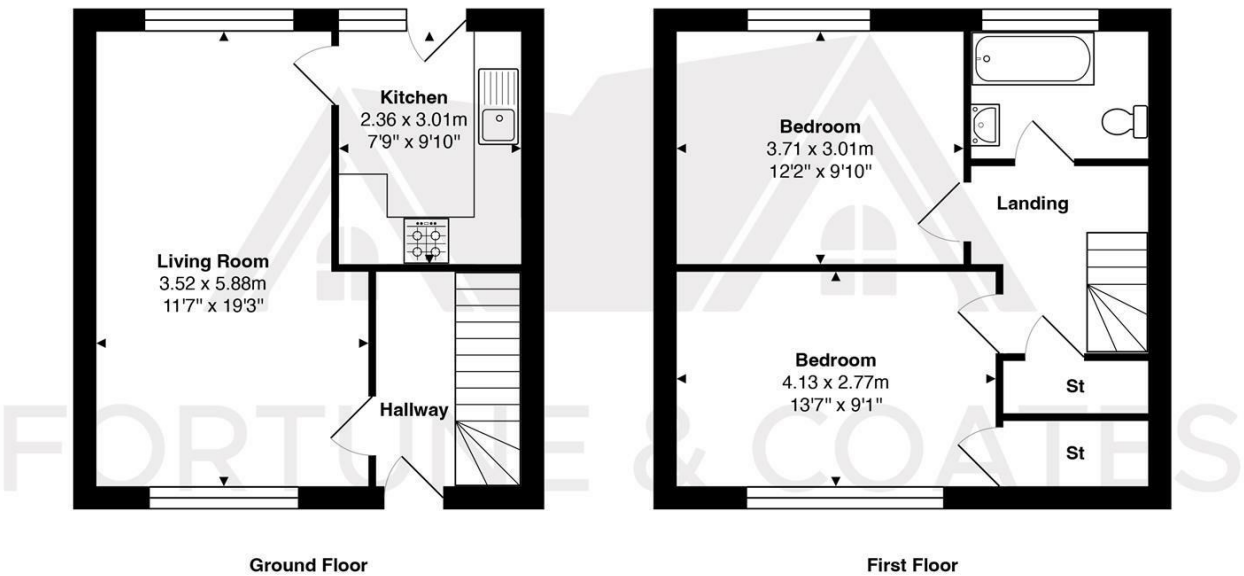
Kitchen 7'8" x 9'10" (2.36 x 3.01)

Bedroom 13'6" x 9'1" (4.13 x 2.77)

Bedroom 12'2" x 9'10" (3.71 x 3.01)

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. 68.2 m² ... 734 ft²

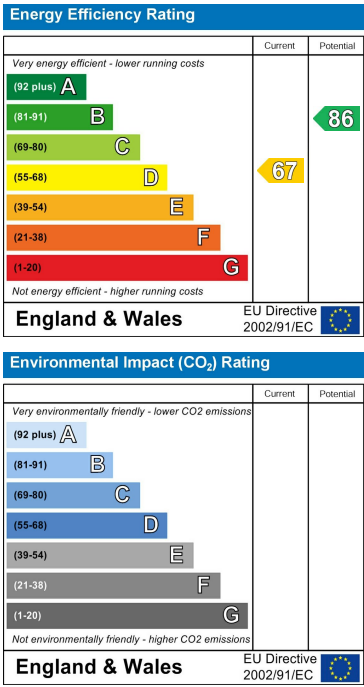
THE FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT TO SCALE.
Measurements and features are approximate and may differ from the actual property. Verify all details independently; no liability is accepted for errors or omissions.

Property marketing provided by www.fotomarketing.co.uk

Area Map



Energy Efficiency Graph



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.