



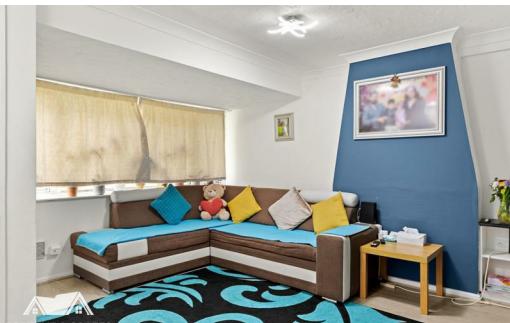
FORTUNE & COATES

The People's Estate Agent

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



FORTUNE & COATES



24 Spring Hills, Harlow, CM20 1SZ

Offers in excess of £225,000

Fortune and Coates are pleased to welcome to the market this lovely two bedroom ground floor maisonette situated in the popular and convenient location of Spring Hills, Harlow.

This home is well presented throughout and comprises an inviting entrance hallway with storage cupboards, inner hallway with stairs to the first floor, spacious, comfortable and naturally bright lounge with door to rear garden. The kitchen/dining room has a range of wall and base units with integrated oven and hob, plumbing for a washing machine and plenty of cupboard space as well as room for family dining.

Upstairs features two double bedrooms with the primary hosting fitted wardrobes and the modern family bathroom has an in bath shower. Outside, the generous rear garden is mainly laid to lawn with plenty of patio areas for entertaining.

Living Room 16'7" x 14'6" (5.08 x 4.42)

Kitchen/Dining Room 11'7" x 8'11" (3.54 x 2.72)

Bedroom 9'4" x 14'6" (2.87 x 4.42)

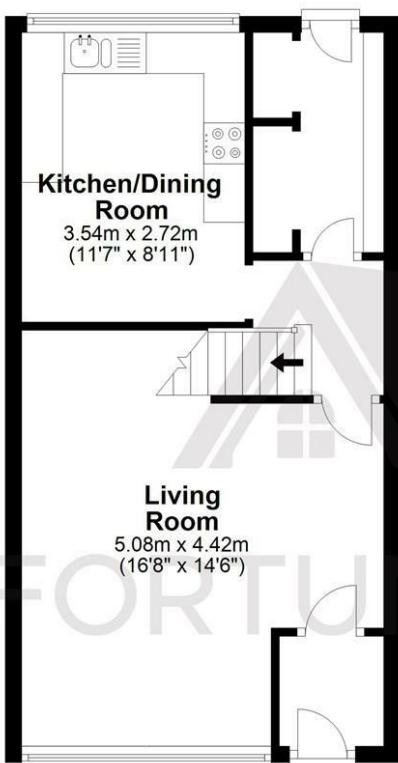
Bedroom 11'7" x 9'3" (3.55 x 2.82)

AGENT NOTE: The information provided about this property does not constitute or form part of an offer or contract, nor may be 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

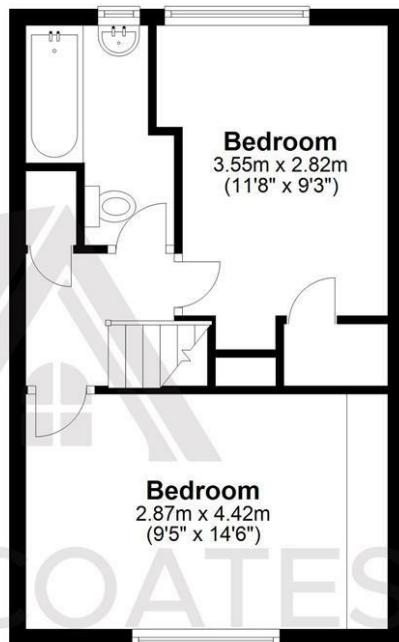
Ground Floor

Approx. 38.5 sq. metres (414.6 sq. feet)



First Floor

Approx. 32.6 sq. metres (350.7 sq. feet)

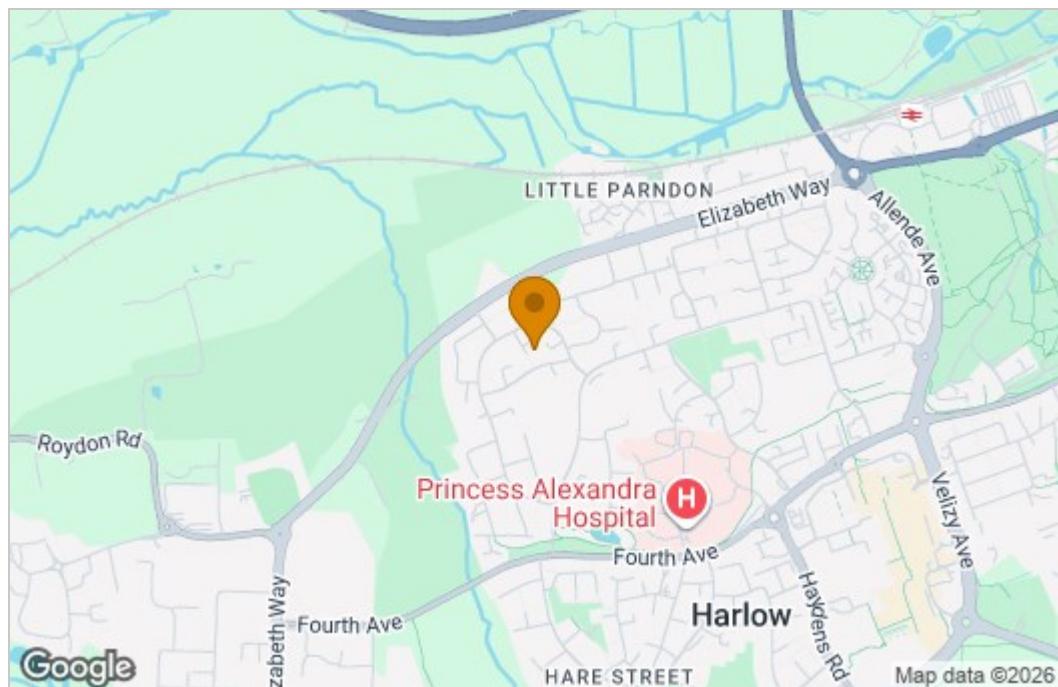


Total area: approx. 71.1 sq. metres (765.3 sq. feet)

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.

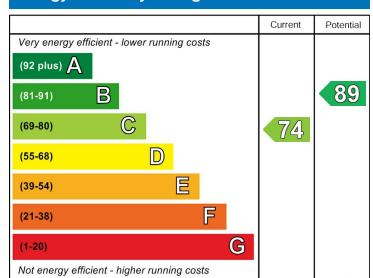
[Property marketing provided by www.fotomarketing.co.uk](http://www.fotomarketing.co.uk)

Area Map

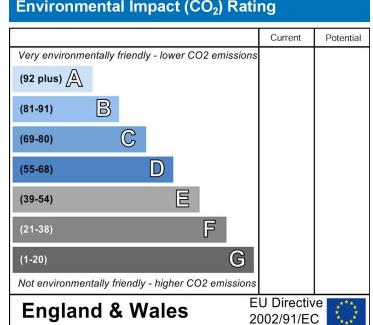


Energy Efficiency Graph

Energy Efficiency Rating



Environmental Impact (CO₂) Rating



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