



**FORTUNE & COATES**

The People's Estate Agent

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**5 Iceni Square, Harlow, CM18 7FL**

**Offers in excess of £380,000**

Fortune and Coates are delighted to offer to the market this modern three bedroom end of terrace family home situated in the sought after location of Iceni Square, Harlow.

This home is well presented throughout and comprises entrance hallway with cloakroom/W.C and stairs to the first floor. The spacious and bright open plan lounge/dining room is bright and airy with polished stone flooring and french doors that overlook the rear garden. The kitchen offers a range of modern wall and base units, integrated oven and hob as well as other appliances and plenty of cupboard space.

Upstairs features three well proportioned bedrooms with a stylish family bathroom with over bath shower.

Outside, the rear garden in low maintenance with artificial grass and patio area for entertaining and rear access. To the front is allocated parking for two vehicles.

## Lounge/Dining Room

Kitchen 9'4" x 8'0" (2.87 x 2.44)

Bedroom 12'6" x 8'2" (3.82 x 2.49)

Bedroom 12'8" x 8'2" (3.88 x 2.49)

Bedroom 8'0" x 7'1" (2.46 x 2.16)

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

