



**FORTUNE & COATES**

The People's Estate Agent

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**120 Willowfield, Harlow, CM18 6RX**

**£300,000**

Fortune and Coates are pleased to welcome to the market this two bedroom end of terrace family home situated in the popular and convenient location of Willowfield, Harlow.

Upon entering, you are greeted by an inviting hallway that leads seamlessly into a bright and airy lounge/diner. This spacious area, with its dual aspects, is bathed in natural light, making it an ideal setting for entertaining family and friends.

The kitchen is well-equipped with a range of wall and base units, providing ample storage space. It features plumbing for a washing machine and dishwasher, along with a tiled splash back. A patio door provides access to the rear garden, creating a lovely connection between indoor and outdoor living.

Lounge/diner 10'2" x 19'1" (3.12 x 5.82)

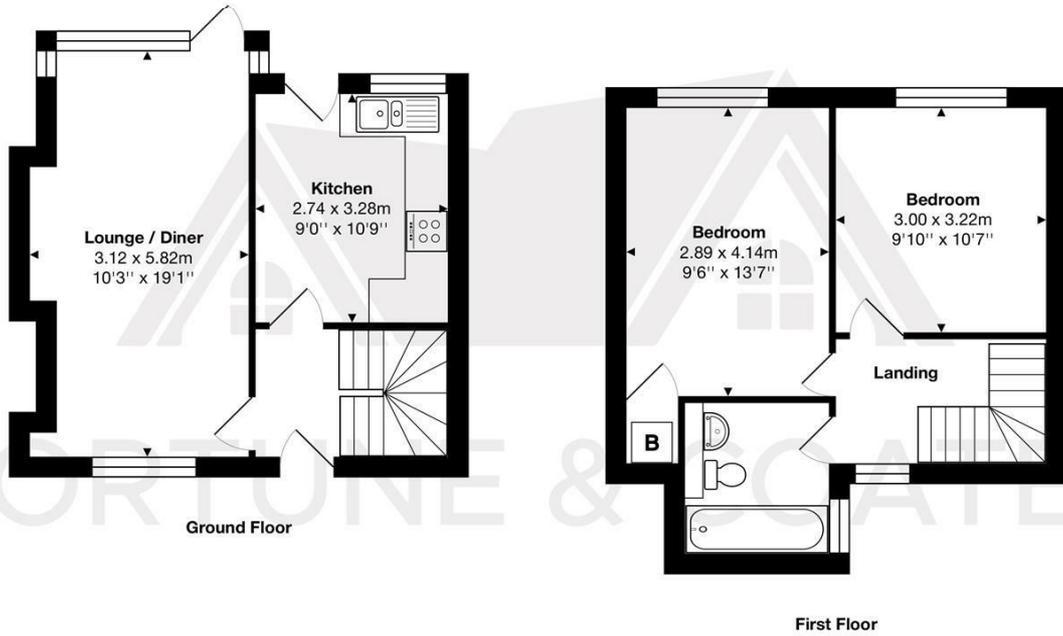
Kitchen 8'11" x 10'9" (2.74 x 3.28)

Bedroom 9'10" x 10'6" (3.00 x 3.22)

Bedroom 9'5" x 13'6" (2.89 x 4.14)

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. 64.8 m<sup>2</sup> ... 697 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](http://www.fotomarketing.co.uk)

## Area Map



## Energy Efficiency Graph

| Energy Efficiency Rating  |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs                     |   |                         |           |
| (92 plus)   | A |                         |           |
| (81-91)   | B |                         |           |
| (69-80)   | C |                         |           |
| (55-68)   | D |                         |           |
| (39-54)   | E |                         |           |
| (21-38)   | F |                         |           |
| (1-20)  | G |                         |           |
| Not energy efficient - higher running costs                     |   |                         |           |
| <b>England &amp; Wales</b>                                      |   | EU Directive 2002/91/EC |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |   | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |   |                         |           |
| (92 plus)   | A |                         |           |
| (81-91)   | B |                         |           |
| (69-80)   | C |                         |           |
| (55-68)   | D |                         |           |
| (39-54)   | E |                         |           |
| (21-38)   | F |                         |           |
| (1-20)  | G |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |   |                         |           |
| <b>England &amp; Wales</b>                                      |   | EU Directive 2002/91/EC |           |

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.