



**FORTUNE & COATES**

The People's Estate Agent

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



**55 Old Orchard, Harlow, CM18 6YQ**

**Guide price £375,000**

Guide Price- £375,000-£400,000

Fortune and Coates are excited to welcome to the market this three bedroom mid terrace family home situated in the popular and convenient location of Old Orchard, Harlow.

Upon entering, you are greeted by an inviting hallway that leads to a convenient downstairs bathroom, featuring a spacious shower, a cabinet sink, and a low-level W.C. The layout flows seamlessly into the bright and airy living room, which boasts dual aspects that flood the space with natural light. The sliding patio doors enhance the indoor-outdoor living experience, providing easy access to the garden.

Living room 10'9" x 16'9" (3.30 x 5.13)

Kitchen 6'4" x 26'1" (1.94 x 7.97)

Dining room 11'7" x 10'3" (3.55 x 3.14)

Garage 9'9" x 16'9" (2.99 x 5.13)

Bedroom 8'3" x 17'0" (2.54 x 5.19)

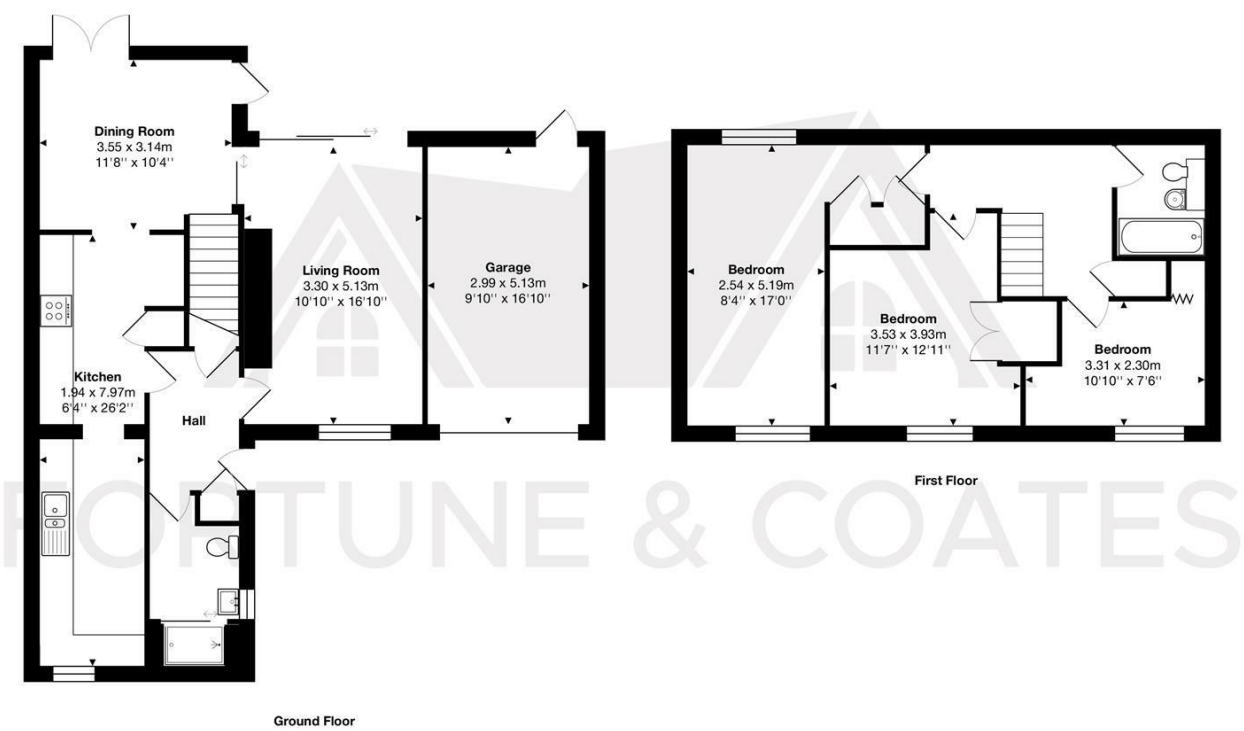
Bedroom 11'6" x 12'10" (3.53 x 3.93)

Bedroom 10'10" x 7'6" (3.31 x 2.30)

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.

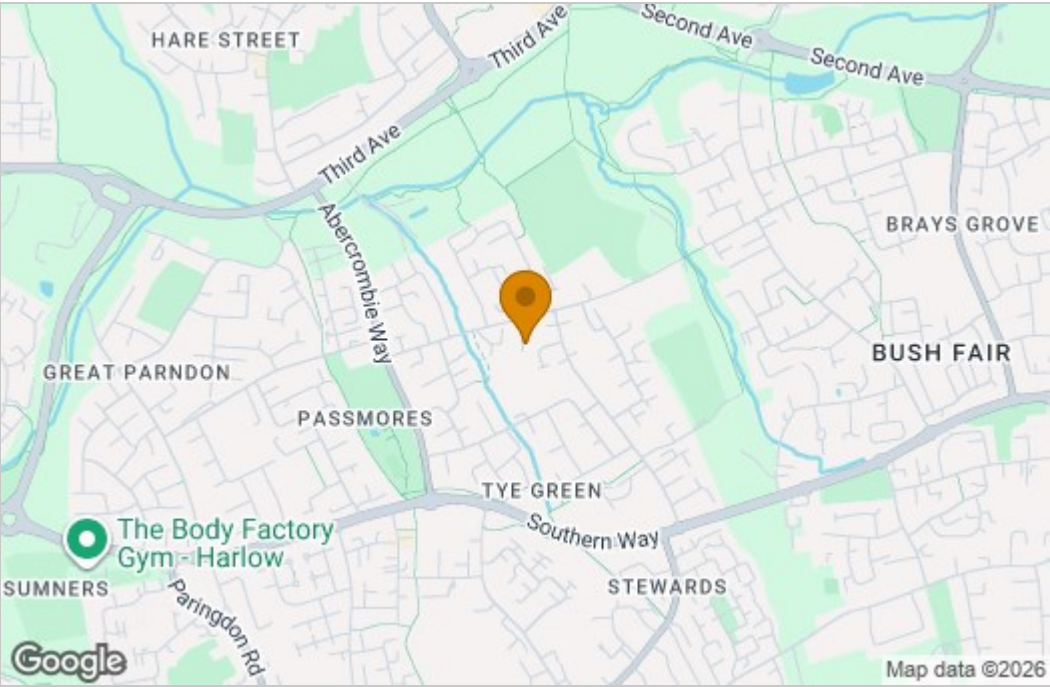


Floor Plan

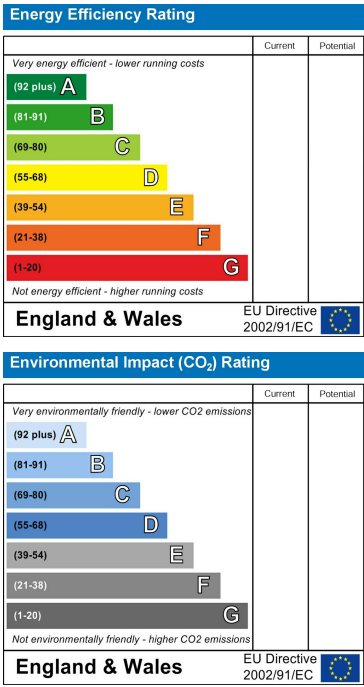


Total Area: approx. 123.2 m<sup>2</sup> ... 1327 ft<sup>2</sup>  
THE FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT TO SCALE.  
Measurements and features are approximate and may differ from the actual property. Verify all details independently; no liability is accepted for errors or omissions.  
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Area Map



Energy Efficiency Graph



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