



**FORTUNE & COATES**

The People's Estate Agent

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



**5 Colvers, Harlow, CM17 0PX**

**Asking price £425,000**

Fortune and Coates are delighted to offer to the market this three-bedroom family home situated in the popular and convenient location of Colvers, Matching Green, Harlow.

Upon entering, you are welcomed into an entrance hallway with stairs rising to the first floor and access through to the living room and kitchen.

The living room is a bright and spacious room, benefiting from a large front window allowing plenty of natural light to flood through, creating a warm and inviting space ideal for both relaxing and entertaining, complete with a feature fireplace.

Living room 12'6" x 12'11" (3.82 x 3.95)

Kitchen 9'8" x 9'1" (2.95 x 2.79)

Dining area 8'9" x 9'1" (2.67 x 2.79)

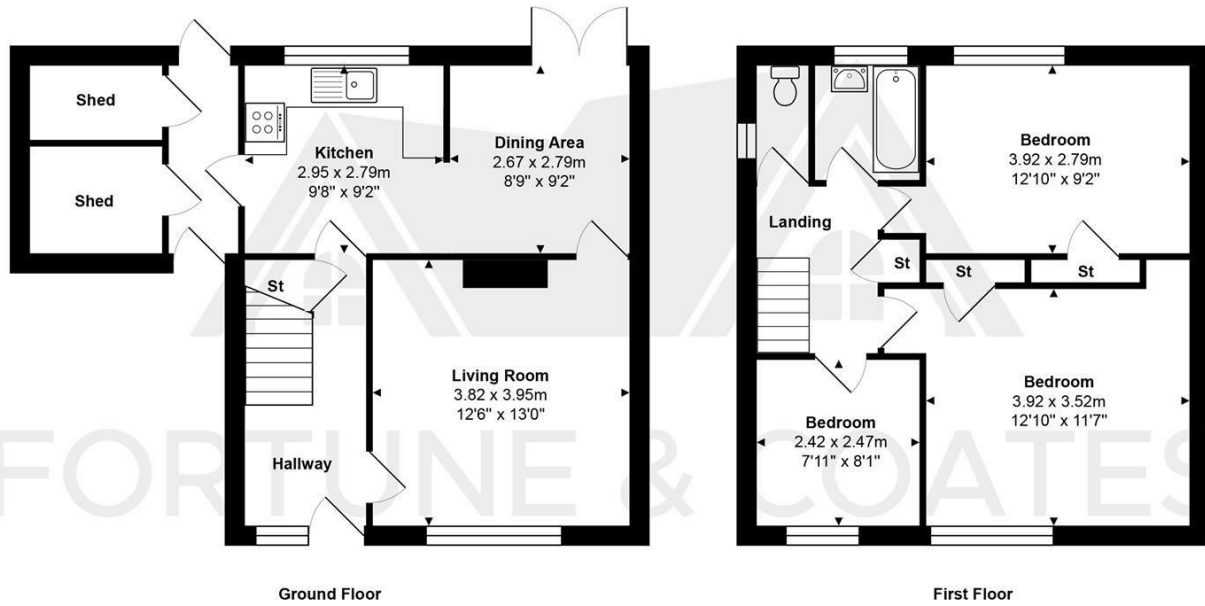
Bedroom 12'10" x 11'6" (3.92 x 3.52)

Bedroom 12'10" x 9'1" (3.92 x 2.79)

Bedroom 7'11" x 8'1" (2.42 x 2.47)

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

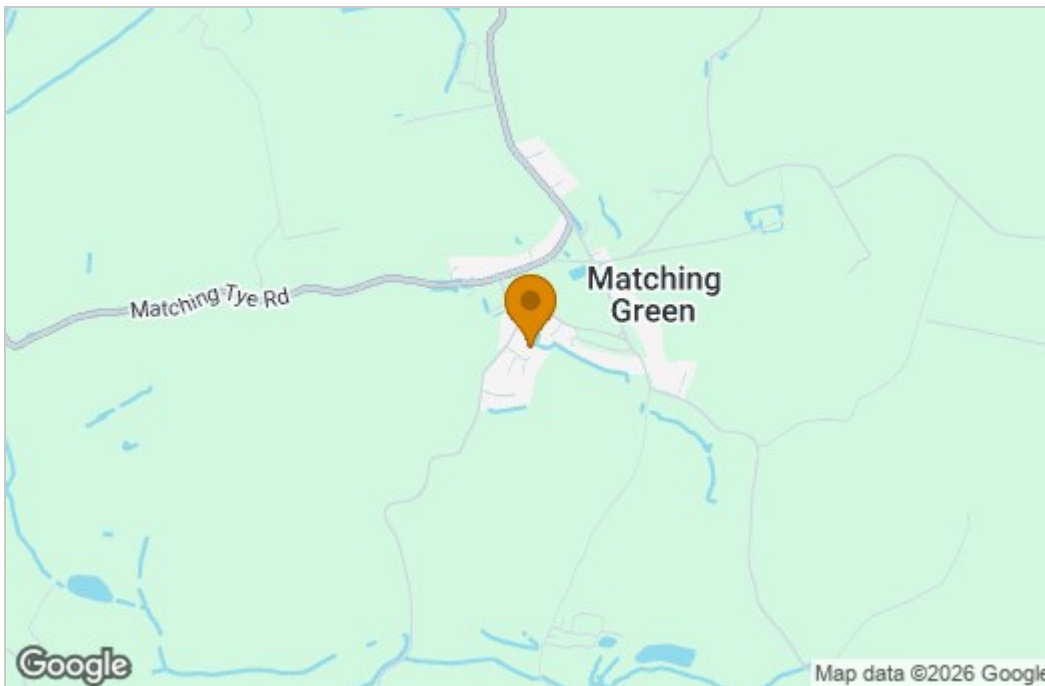


Total Area: approx. 92.2 m<sup>2</sup> ... 992 ft<sup>2</sup>

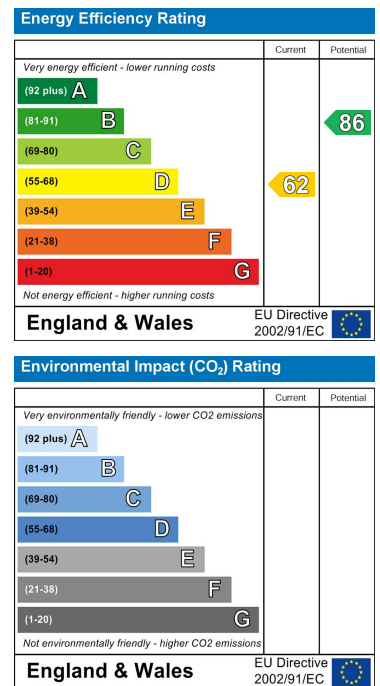
THE FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT TO SCALE. Measurements and features are approximate and may differ from the actual property. Verify all details independently; no liability is accepted for errors or omissions.

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## Area Map



## Energy Efficiency Graph



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.