



**FORTUNE & COATES**

The People's Estate Agent



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## 188 Spencers Croft, Harlow, CM18 6JP

Guide price **£325,000**

Guide Price: £325,000 - £350,000

Fortune and Coates are delighted to welcome to the market this three-bedroom family home, situated in Spencers Croft.

Upon entering you are greeted by a welcoming entrance hallway with stairs to the first floor and access to the kitchen and living room with added storage cupboards.

The living room is a bright and spacious area, benefiting from dual aspects that flood the room with natural light, while a feature fireplace creates a warm and cosy atmosphere. The space flows seamlessly into the dedicated dining room, with sliding patio doors opening out to the rear garden, making it ideal for both everyday family living and entertaining.

Living room 9'5" x 20'10" (2.88 x 6.37)

Kitchen 7'3" x 23'2" (2.21 x 7.07)

Dining room 9'5" x 8'5" (2.88 x 2.59)

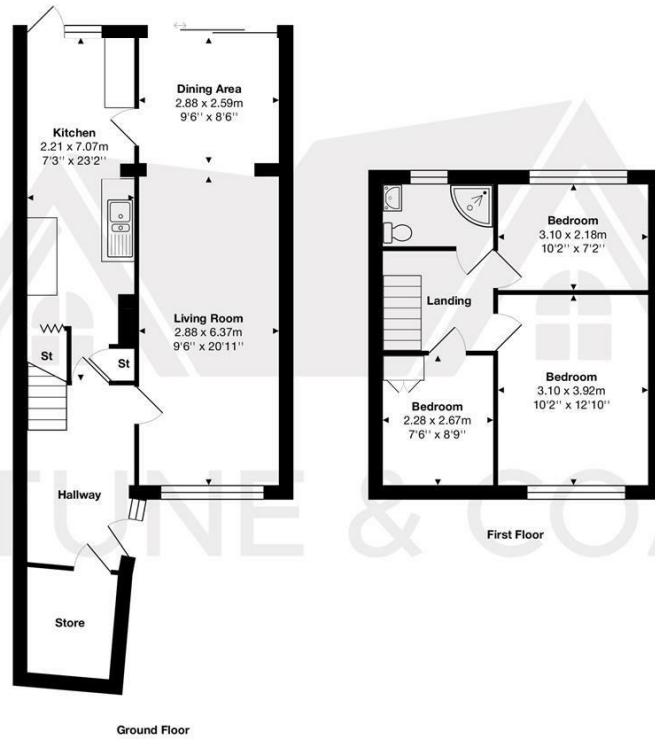
Bedroom 10'2" x 12'10" (3.10 x 3.92)

Bedroom 10'2" x 7'1" (3.10 x 2.18)

Bedroom 7'5" x 8'9" (2.28 x 2.67)

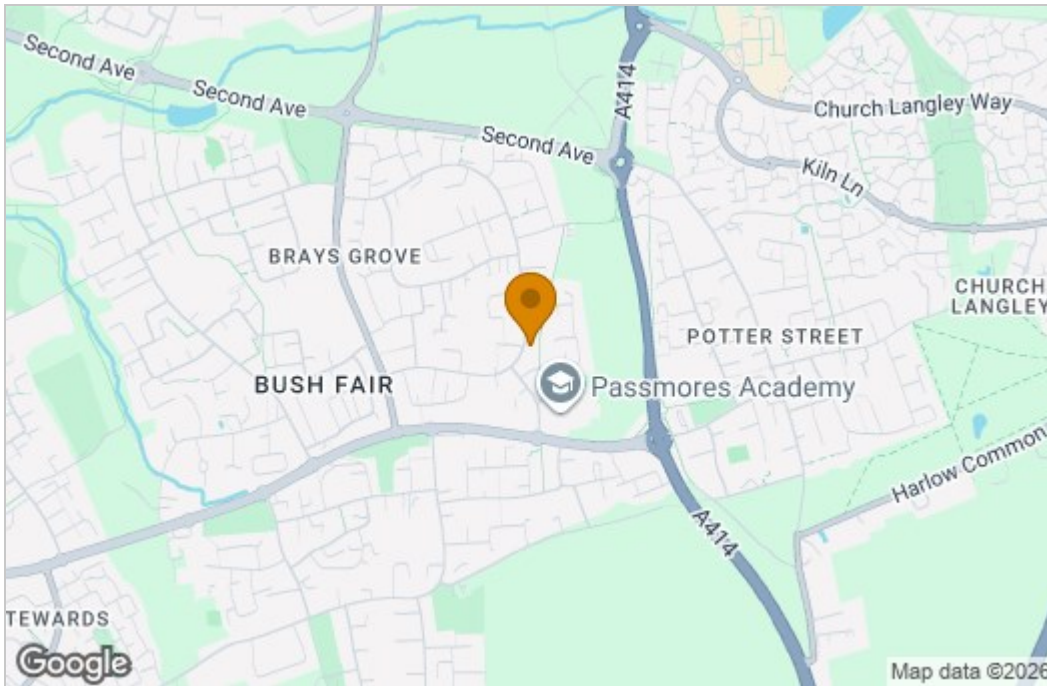
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## Floor Plan

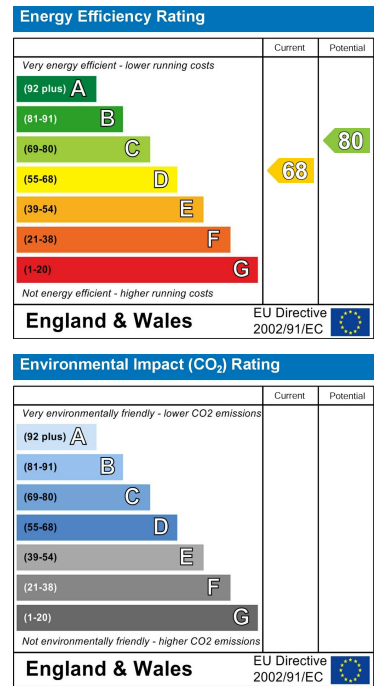


Total Area: approx. 88.9 m<sup>2</sup> ... 957 ft<sup>2</sup>  
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## Area Map



## Energy Efficiency Graph



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