



FORTUNE & COATES

The People's Estate Agent

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



FORTUNE & COATES



80 Hookfield, Harlow, CM18 6QQ

Guide price £350,000

Guide Price: £350,000 - £360,000

Fortune and Coates are pleased to offer to the market this three bedroom mid terraced family home situated in the popular and convenient location of Hookfield, Harlow.

This home is well presented throughout and comprises an inviting entrance hallway with stairs to the first floor and built in cupboards ideal for hiding coats and muddy boots. Spacious and bright kitchen/diner with an array of modern wall and base units, glass splash-backs, integrated dishwasher, space for oven and fridge/freezer and plumbing for a washing machine. The dining room offers space for family dining with patio doors that leads to the sunny conservatory/lean to. The lounge is naturally light, bright and comfortable and is currently being utilised as another bedroom.

Lounge/Reception Room 11'9" x 10'7" (3.6 x 3.25)

Kitchen 12'2" x 7'8" (3.72 x 2.35)

Dining Room 9'2" x 7'8" (2.80 x 2.35)

Conservatory 7'11" x 7'10" (2.43 x 2.4)

Bedroom 13'10" x 11'5" (4.24 x 3.50)

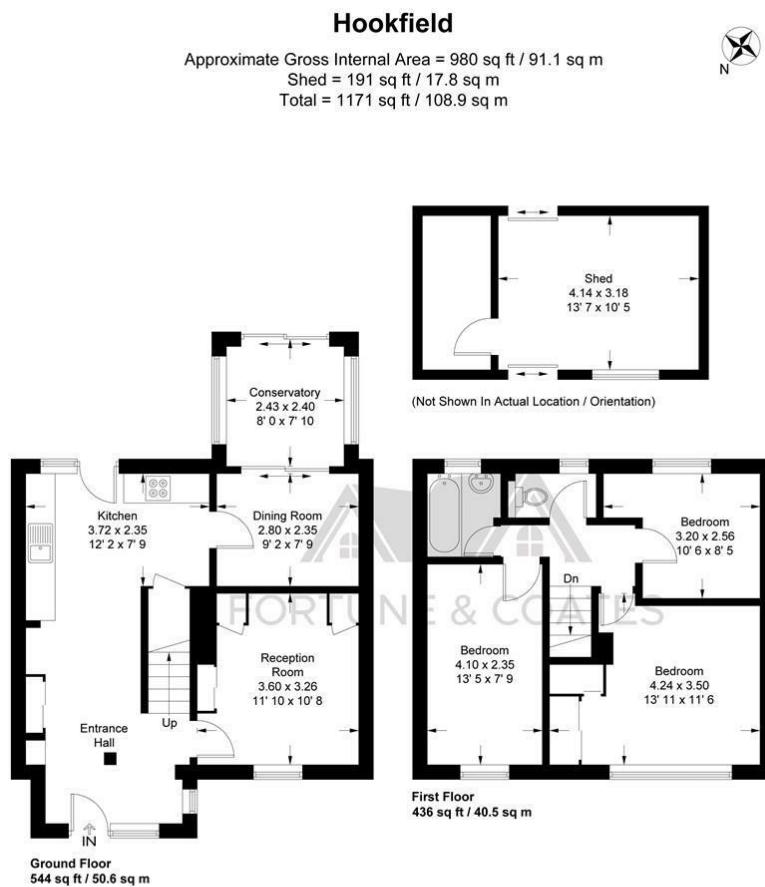
Bedroom 13'5" x 7'8" (4.10 x 2.35)

Bedroom 10'5" x 8'4" (3.20 x 2.56)

Outbuilding 13'6" x 10'5" (4.14 x 3.18)

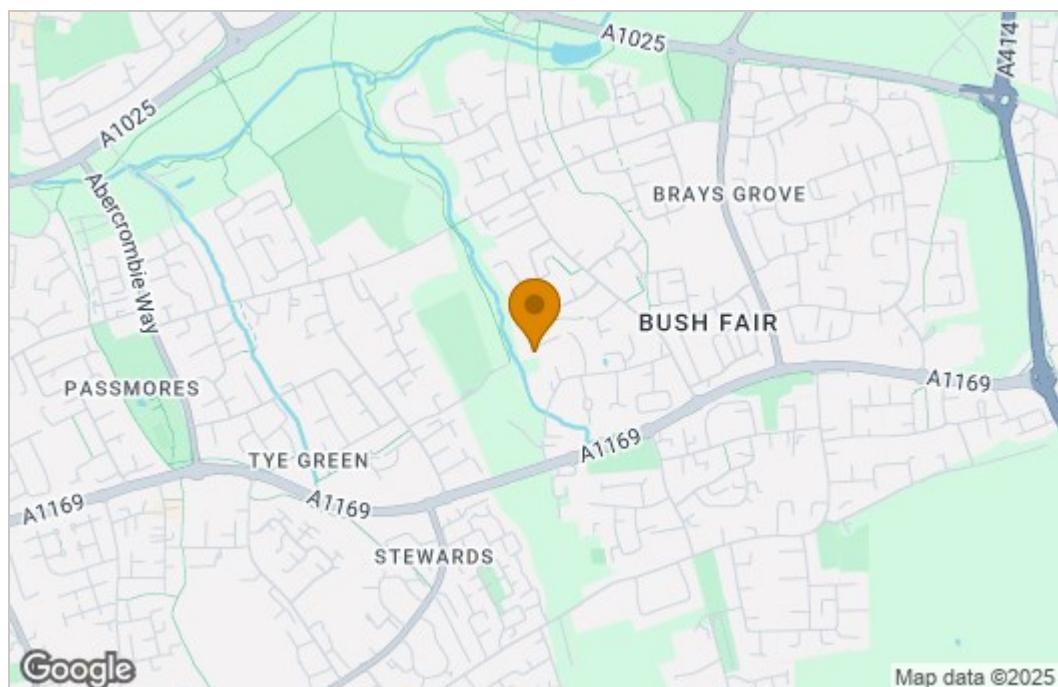
AGENT NOTE: The information provided about this property does not constitute or form part of an offer or contract, nor may be it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property 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

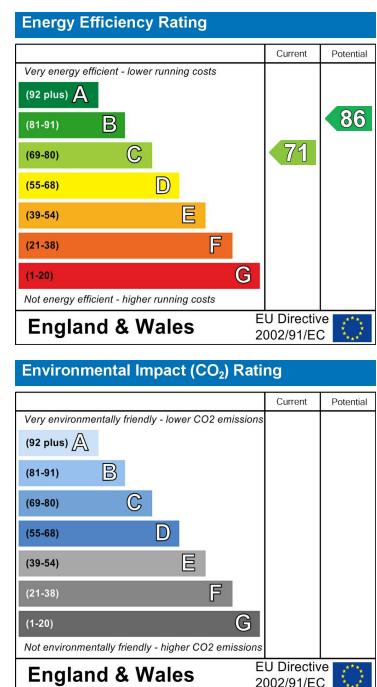


This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

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.