



FORTUNE & COATES

The People's Estate Agent

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116 Spring Hills, Harlow, CM20 1TA

Offers in excess of £175,000

Fortune and Coates are pleased to offer to the market this two bedroom top floor maisonette situated in the popular and convenient location of Spring Hills, Harlow. This Maisonette is situated on the top floor and comprises entrance hallway, kitchen with a range of wall and base units, integrated oven and hob, plumbing for washing machine and plenty of cupboard space. The lounge is light and bright with stairs that leads to the first floor and has a sunny balcony overlooking greenery.

To the first floor are two double bedrooms and a family bathroom with in bath shower.

This is a great Maisonette and would suit a first time buyer or investment opportunity. We recommend an early viewing.

Spring Hills is ideally positioned close to local junior and senior schools, amenities and is within walking distance of Princess Alexandra Hospital, Harlow town centre with an array of supermarkets, shops, leisure facilities and within easy reach of Harlow town train station with direct links to London, Cambridge and Stansted Airport. The M11 and A10 are just a short drive away.

Lounge 12'5" x 14'9" (3.81 x 4.51)

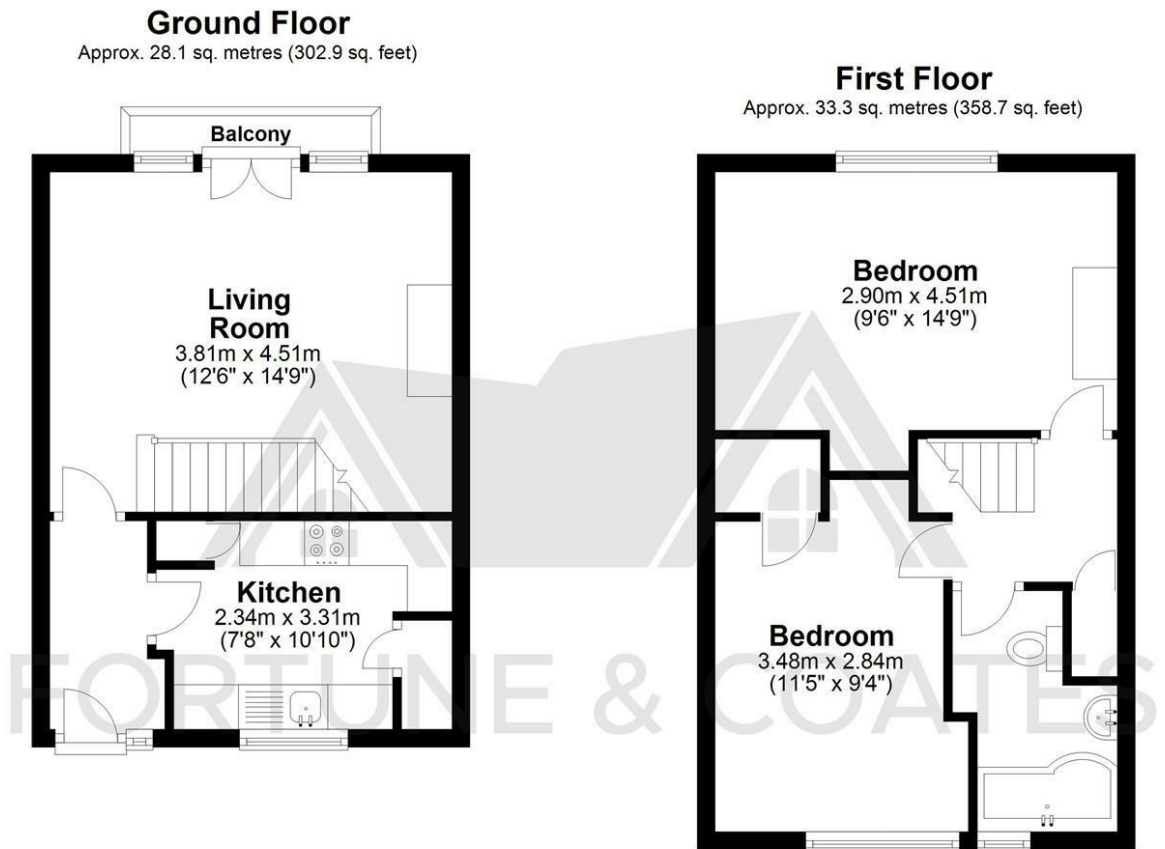
Kitchen 7'8" x 10'10" (2.34 x 3.31)

Bedroom 9'6" x 14'9" (2.90 x 4.51)

Bedroom 11'5" x 9'3" (3.48 x 2.84)

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.

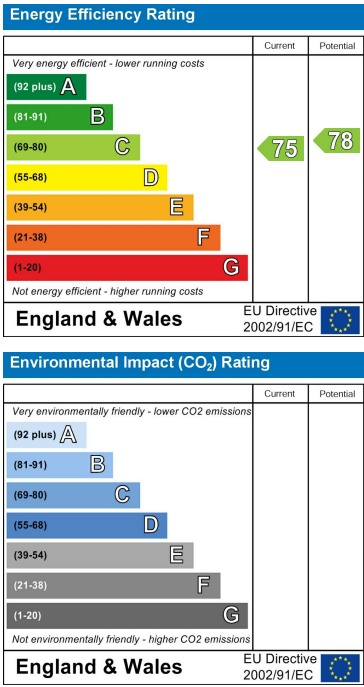
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.