



**FORTUNE & COATES**

The People's Estate Agent



**FORTUNE & COATES**



## 106 Bentley Drive, Harlow, CM17 9QT

**Guide price £325,000**

Guide Price- £325,000-£350,000

Fortune and Coates are delighted to welcome to the market this well-presented two-bedroom mid-terraced family home situated in the popular location of Bentley Drive.

Upon entering, you are greeted by a welcoming porch which leads through to a bright and spacious living room. This generous space is beautifully presented and flooded with natural light. Offering ample space for dining table, creating a comfortable and versatile setting ideal for relaxing and entertaining. Stairs rise from this room to the first floor, adding to the practical layout of the home.

Living room 11'8" x 15'7" (3.57 x 4.75)

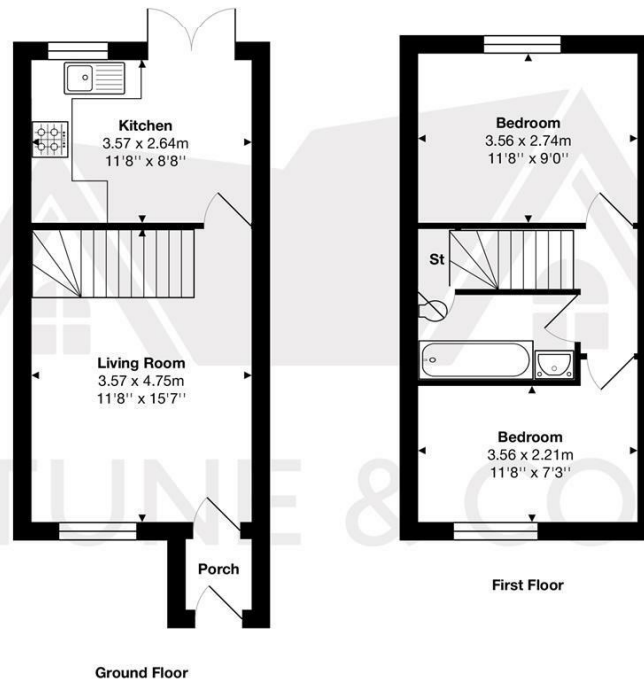
Kitchen 11'8" x 8'7" (3.57 x 2.64)

Bedroom 11'8" x 8'11" (3.56 x 2.74)

Bedroom 11'8" x 7'3" (3.56 x 2.21)

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

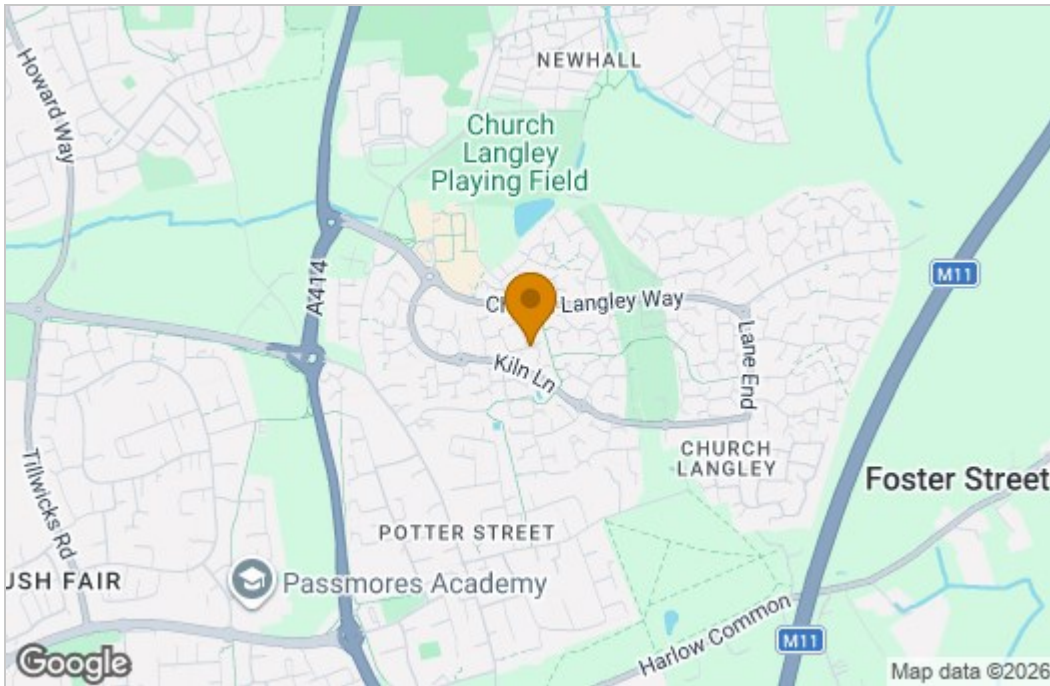


Total Area: approx. 55.2 m<sup>2</sup> ... 594 ft<sup>2</sup>

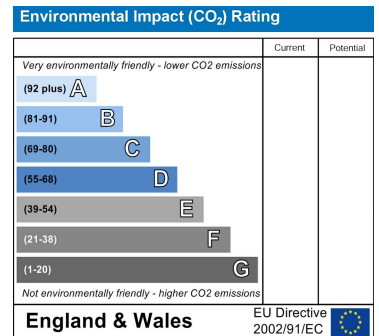
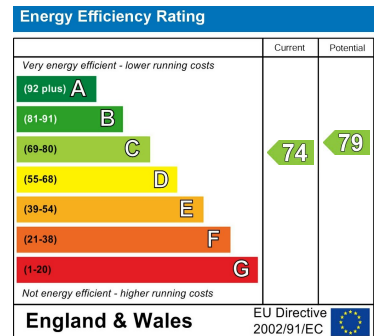
THE FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT TO SCALE.  
Measurements and features are approximate and may differ from the actual property. Verify all details independently; no liability is accepted for errors or omissions.

Property marketing provided by www.fotomarketing.co.uk

## 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.