



**FORTUNE & COATES**

The People's Estate Agent

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**68 St. Johns Avenue, Harlow, CM17 0BD**

**Asking price £525,000**

Fortune and Coates are excited to welcome to the market this lovely three bedroom semi-detached family home situated in St Johns Avenue, Old Harlow.

Upon entering, you are greeted by an inviting entrance hallway that leads seamlessly to the dining room with stairs to the first floor. The spacious, stylish living room is a standout feature, boasting large windows that flood the space with natural light, creating a warm and welcoming atmosphere that seamlessly connects on to the dining room.

The well-appointed, modern kitchen is designed for practicality, featuring a combination of wall and base units with a sleek white tiled backsplash and integrated oven, hob and fridge. Adjacent to the kitchen, is a convenient study which provides a quiet work from home space with French patio doors opening out onto the rear garden.

Living room 11'2" x 11'11" (3.41 x 3.64)

Dining room 17'4" x 11'11" (5.30 x 3.65)

Study 5'10" x 7'8" (1.78 x 2.36)

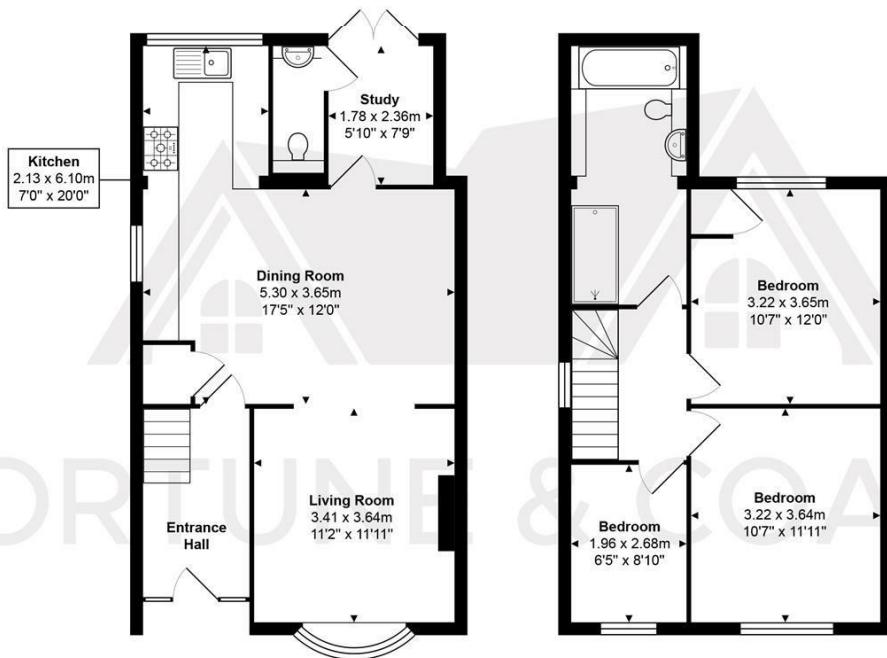
Bedroom 10'6" x 11'11" (3.22 x 3.65)

Bedroom 10'6" x 11'11" (3.22 x 3.64)

Bedroom 6'5" x 8'9" (1.96 x 2.68)

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

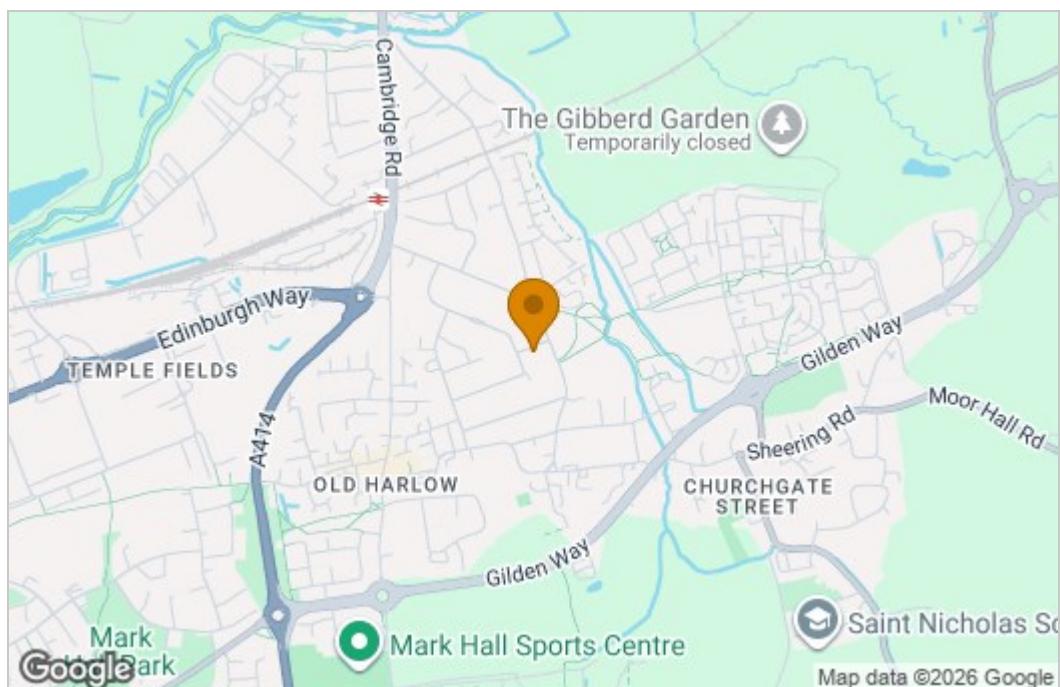


Total Area: approx. 95.1 m<sup>2</sup> ... 1024 ft<sup>2</sup>

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



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.

## Energy Efficiency Graph

