FORTUNE & COATES

The People's Estate Agent

https://www.fortuneandcoates.co.uk

23b Lavender Close, Harlow, CM20 3QJ

Guide price £375,000

GUIDE PRICE £375,000-£400,000. Fortune & Coates are pleased to offer to the market this beautifully presented two-bedroom home, built from new in 2021 and occupying a larger than average corner plot, situated in the popular location of Lavender Close.

Upon entering, you are welcomed into the entrance hallway with stairs rising to the first floor and access to a convenient ground floor shower room. The spacious living room is bright and inviting, benefiting from dual aspects that flood the room with natural light. Offering ample space for a range of furnishings, the room is further enhanced by French doors opening directly onto the rear garden, creating a fantastic space for relaxing and entertaining.

The modern kitchen/dining room is finished to a high standard and comprises a range of sleek wall and base units with contrasting wooden work surfaces, tiled

Fortune & Coates, Unit 16, Greenway Business Centr Harlow, Essex, CM19 5QE
Tel: 01279 797376 Email: Sales@fortuneandcoates.co.uk

Living room 9'3" x 18'3" (2.83 x 5.58)

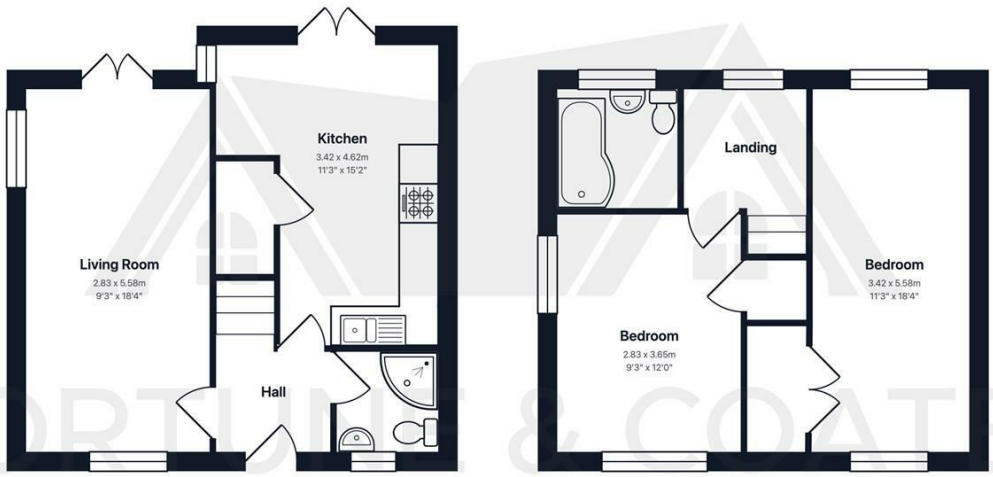
Kitchen 11'2" x 15'1" (3.42 x 4.62)

Bedroom 11'2" x 18'3" (3.42 x 5.58)

Bedroom 9'3" x 11'11" (2.83 x 3.65)

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



Ground Floor
36.5 m² · 393 ft²

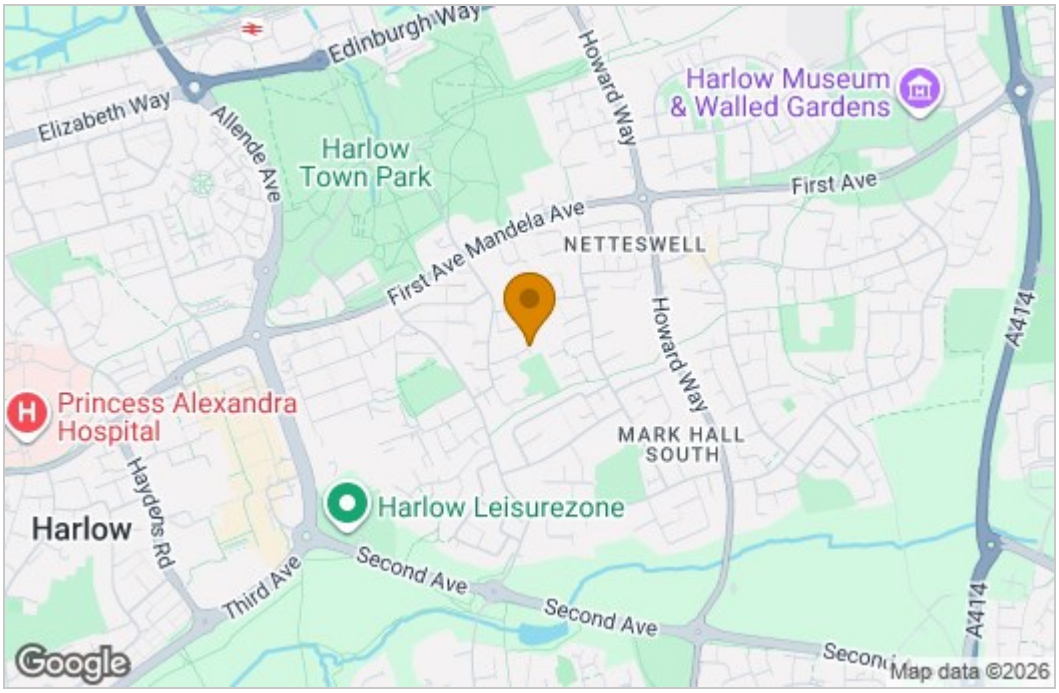
First Floor
34.0 m² · 366 ft²

Total Area: 70.5 m² ... 759 ft²

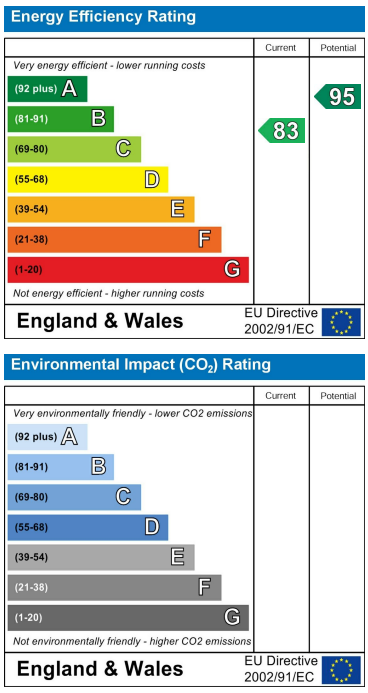
THE FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT TO SCALE.
Measurements and features are approximate and may differ from the actual property.
Verify all details independently; no liability is accepted for errors or omissions.

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

Fortune & Coates, Unit 16, Greenway Business Centr Harlow, Essex, CM19 5QE
Tel: 01279 797376 Email: Sales@fortuneandcoates.co.uk