



**FORTUNE & COATES**

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## 114 Hadley Grange, Harlow, CM17 9PH

**Guide price £350,000**

Guide Price-£350,000-£375,000.

Fortune and Coates are delighted to offer to the market this two-bedroom, mid- terrace family home situated in the sought after location of Hadley Grange, Harlow.

This well-presented property comprises an inviting entrance hallway, access to the kitchen, living room and stairs to the first floor.

This modern kitchen offers a range of wall and base units with integrated oven and hob and ample cupboard space. The bright living room has a comfortable feel to it with sliding patio doors leading through to the underfloor heated conservatory with French doors opening out onto the rear garden.

The first floor offers two well proportioned, double bedrooms with built in wardrobes and storage with a well-presented shared family bathroom.

Lounge/Dining Room 13'6" x 14'2" (4.12 x 4.33)

Kitchen 7'6" x 9'3" (2.29 x 2.83)

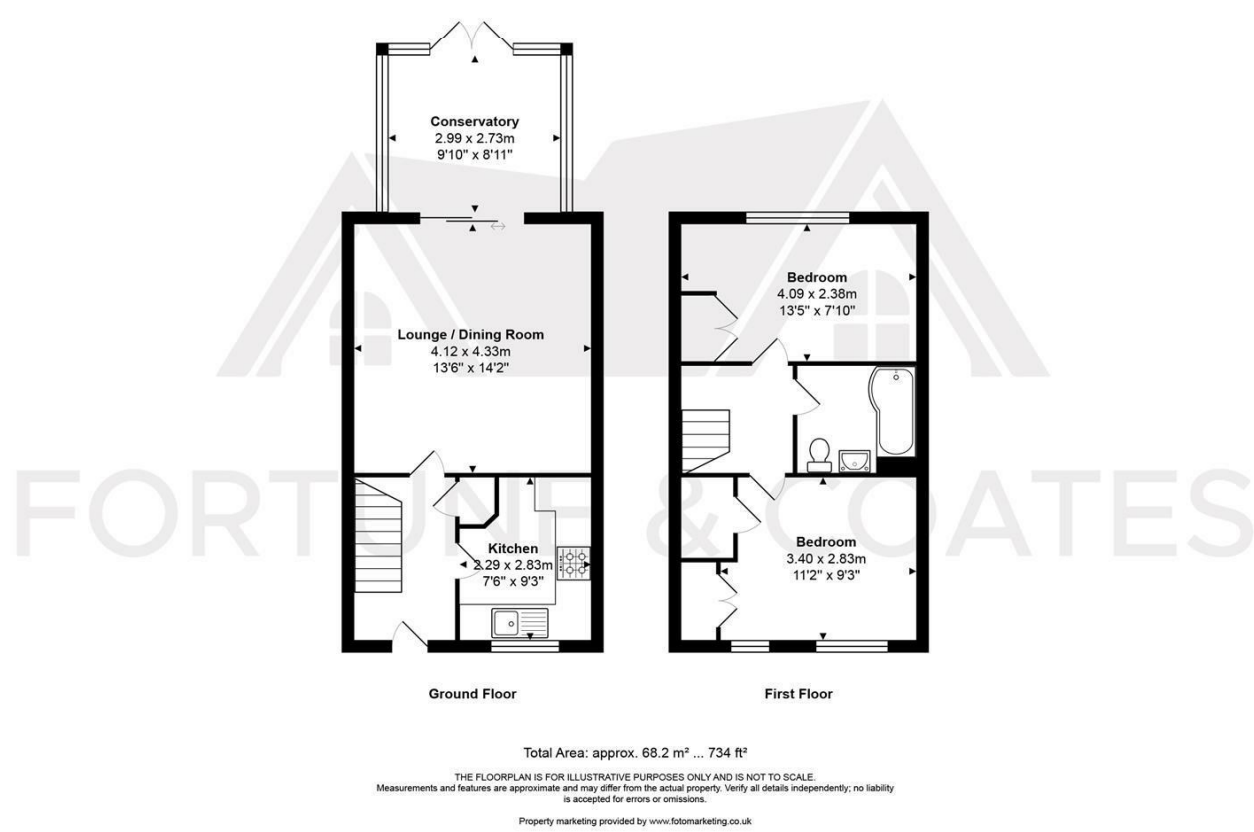
Conservatory 9'9" x 8'11" (2.99 x 2.73)

Bedroom 13'5" x 7'9" (4.09 x 2.38)

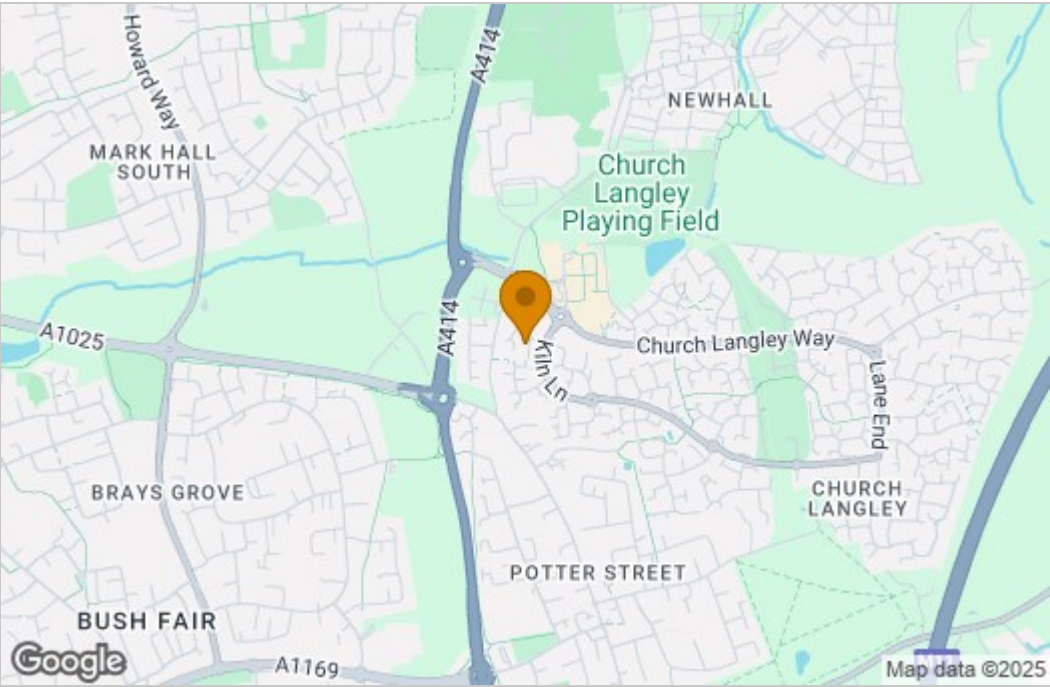
Bedroom 11'1" x 9'3" (3.40 x 2.83)

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.

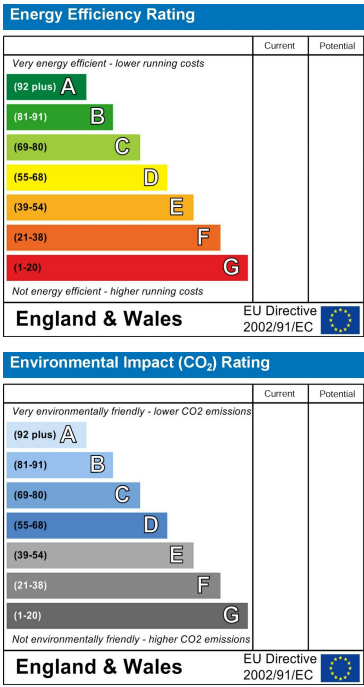
Floor Plan



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.