FORTUNE & COATES

The People's Estate Agent

https://www.fortuneandcoates.co.uk

260 Malkin Drive, Harlow, CM17 9HQ

Offers in excess of £275,000

Fortune & Coates are pleased to offer to the market this spacious one-bedroom coach house, situated in the popular location of Malkin Drive, Church Langley.

The property is accessed via its own private entrance, with stairs rising to the first-floor accommodation.

The first floor opens into an impressive and generously proportioned living room, offering ample space for both lounge and dining furniture and benefiting from plenty of natural light. The adjoining kitchen comprises ample wall and base units with work surfaces, a tiled splashback, integrated oven and gas hob, along with a dishwasher and space for a fridge.

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

Living room 17'8" x 21'1" (5.40 x 6.45)

Kitchen 6'9" x 8'5" (2.07 x 2.57)

Bedroom 12'8" x 12'4" (3.87 x 3.78)

Garage 8'7" x 16'4" (2.64 x 4.99)

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
25.4 m² · 274 ft²

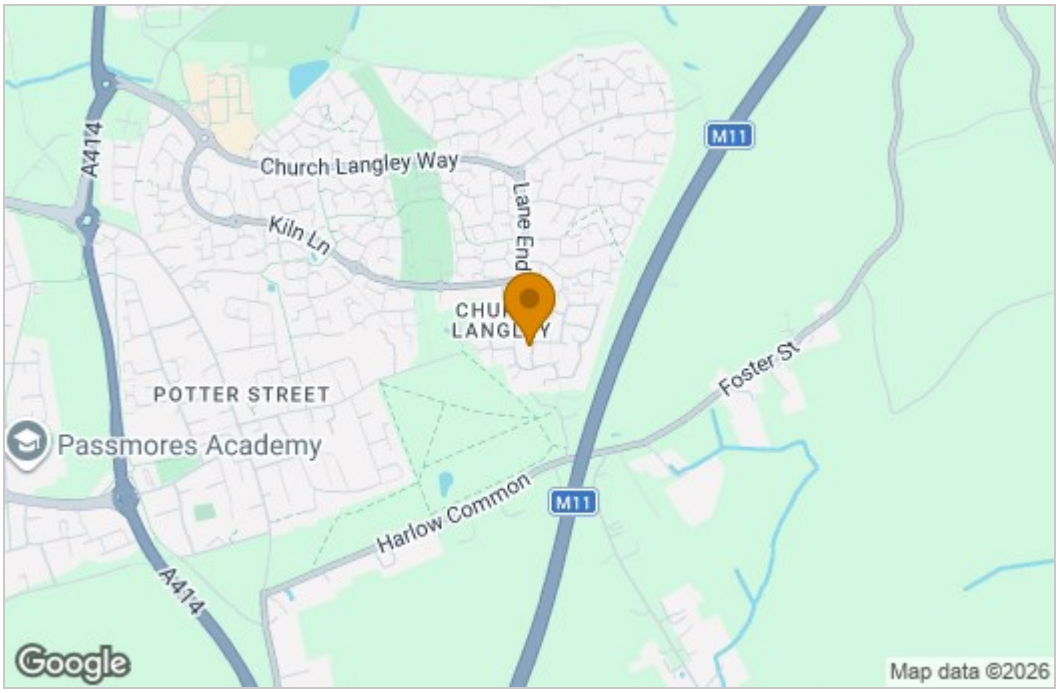
First Floor
45.9 m² · 494 ft²

Total Area: 71.3 m² ... 768 ft²

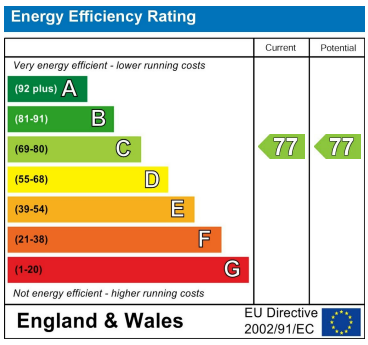
THE FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT TO SCALE.
Measurements and features are approximate and may differ from the actual property.
Verify all details independently; no liability is accepted for errors or omissions.

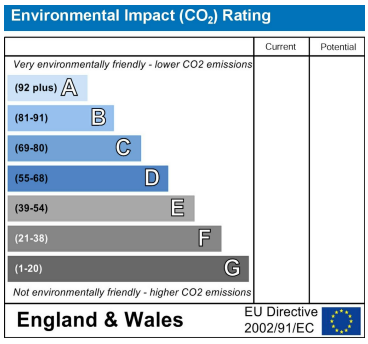
Property marketing provided by www.fotomarketing.co.uk

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