



FORTUNE & COATES

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70 Collins Meadow, Harlow, CM19 4EN

Guide price £375,000

Guide Price £375,000-£400,000. Fortune and Coates are delighted to offer to the market this three bedroom family home situated in the centrally positioned location of Collins Meadow.

The family home is set over three floors and is presented to a high standard throughout.

The home comprises an entrance hallway with family bathroom and well proportioned first bedroom and stairs leading upstairs and downstairs.

To the top floor you have two generously sized double bedrooms.

To the ground floor is the lounge which is bright and airy with feature fireplace and french doors that lead out to the rear garden. The kitchen offers a range of wall and base units, some integrated appliance and space for a dining table.

Lounge 14'6" x 11'8" (4.42 x 3.56)

Kitchen 14'6" x 8'4" max (4.42 x 2.56 max)

Bedroom 14'6" x 10'8" (4.42 x 3.27)

Bedroom 14'6" x 9'3" max (4.42 x 2.84 max)

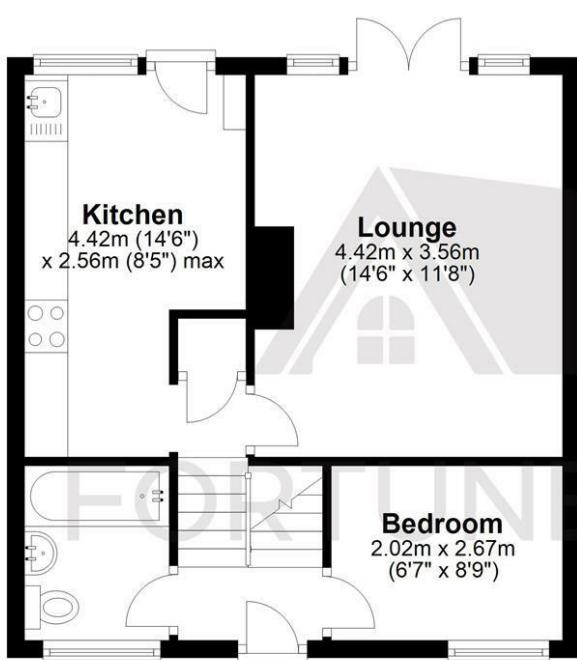
Bedroom 6'7" x 8'9" (2.02 x 2.67)

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

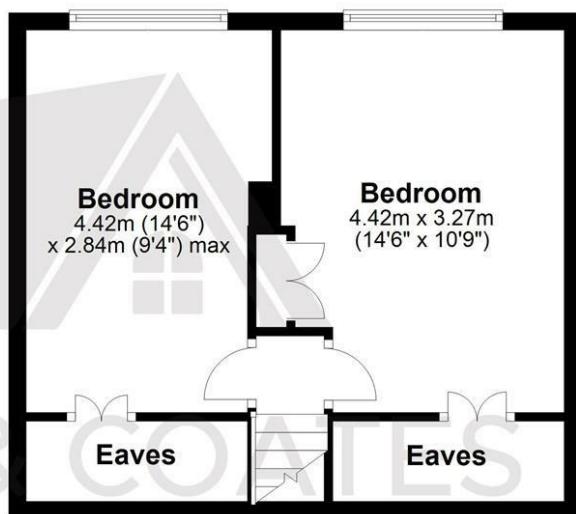
Ground Floor

Approx. 40.6 sq. metres (436.9 sq. feet)



First Floor

Approx. 33.8 sq. metres (363.9 sq. feet)

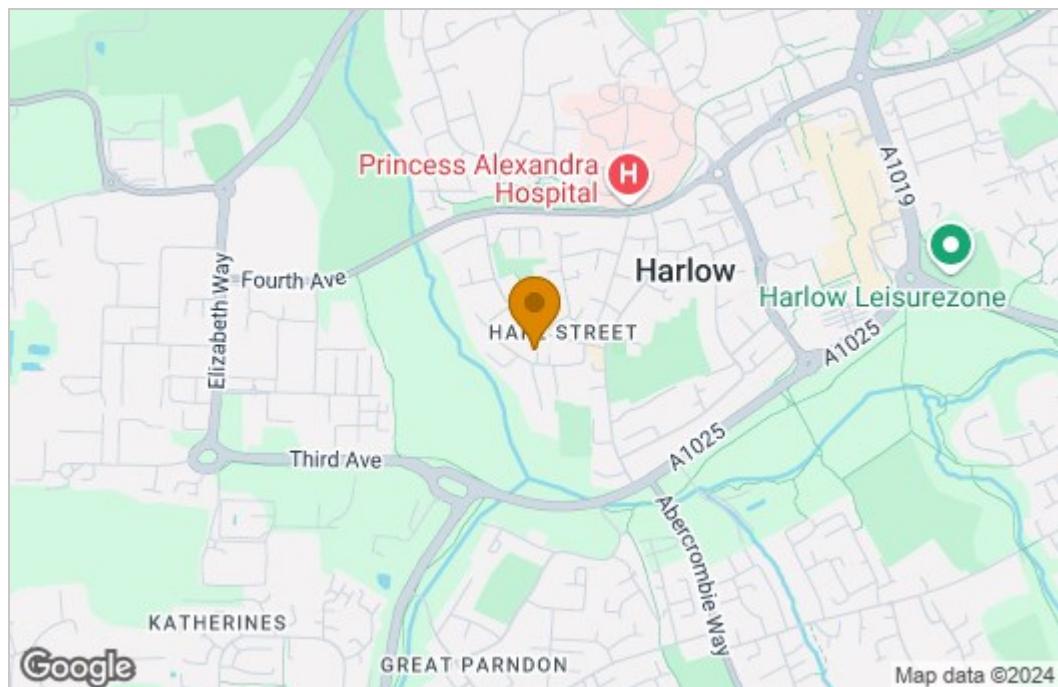


Total area: approx. 74.4 sq. metres (800.8 sq. feet)

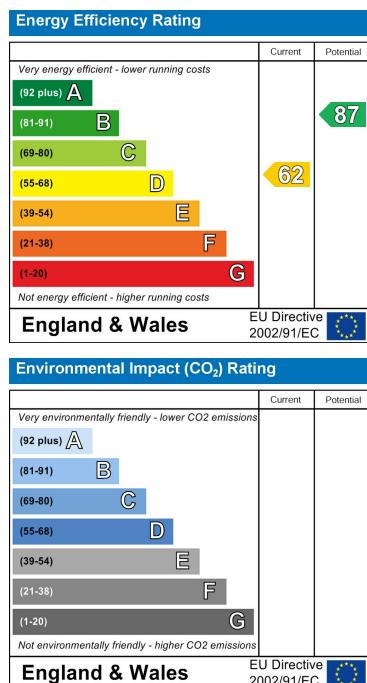
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Area Map



Energy Efficiency Graph



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