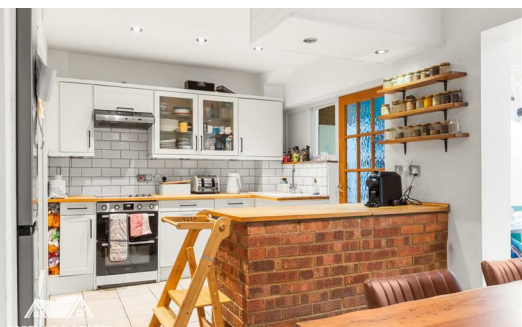




**FORTUNE & COATES**

The People's Estate Agent

<https://www.fortuneandcoates.co.uk>



## 75 Cooks Spinney, Harlow, CM20 3BL

Asking price £345,000

Fortune and Coates are excited to welcome to the market this two bedroom mid terraced family home situated in the popular and convenient location of Cooks Spinney, Harlow.

Upon entering, you are greeted by an inviting entrance hallway that leads to a bright and airy reception room. This space is enhanced by a lovely bay window that floods the room with natural light, while a featured fireplace adds a cosy touch.

Adjacent to the reception room is a spacious kitchen/dining area, designed for both cooking and entertaining. The kitchen is well-equipped with a range of wall and base units, an integrated oven and hob, and a sleek white tiled splashback. There is ample cupboard space and room for a fridge freezer. Following through from the

Living room 14'9" x 10'6" (4.50 x 3.22)

Kitchen 18'1" x 8'11" (5.52 x 2.72)

Sitting room 9'10" x 8'7" (3.00 x 2.62)

Utility 6'3" x 8'7" (1.93 x 2.62)

Bedroom 16'10" x 9'2" (5.14 x 2.80)

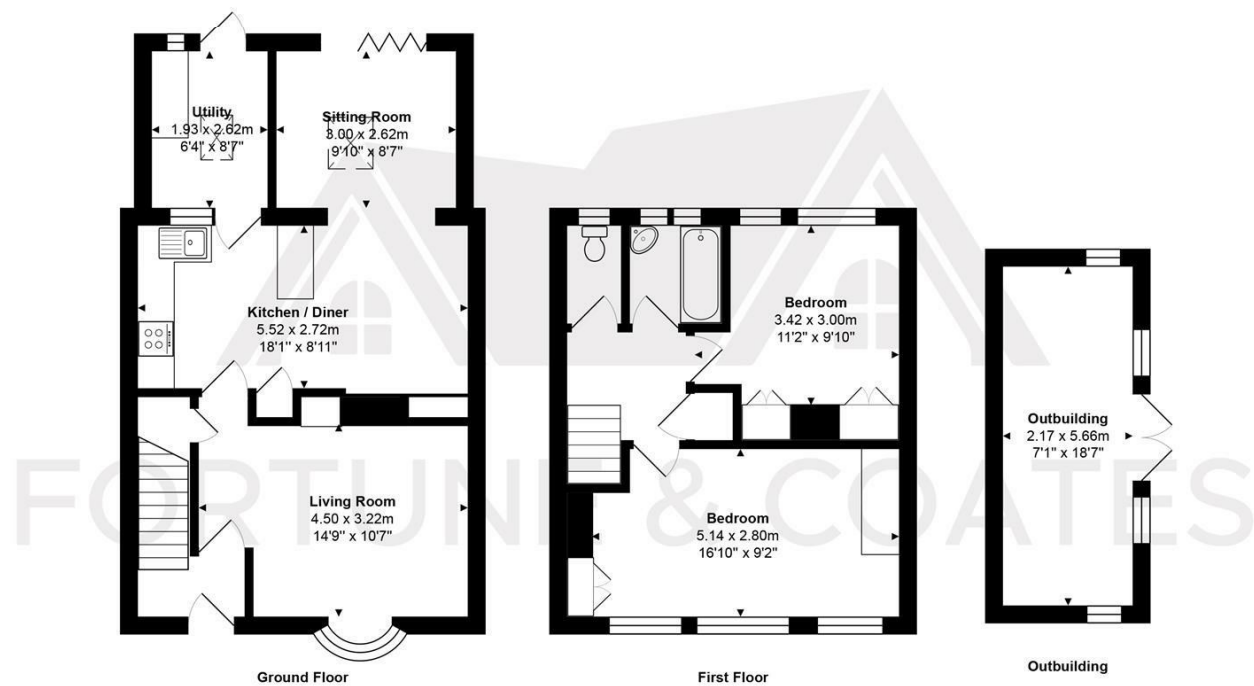
Bedroom 11'2" x 9'10" (3.42 x 3.00)

Outbuilding 7'1" x 18'6" (2.17 x 5.66)

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

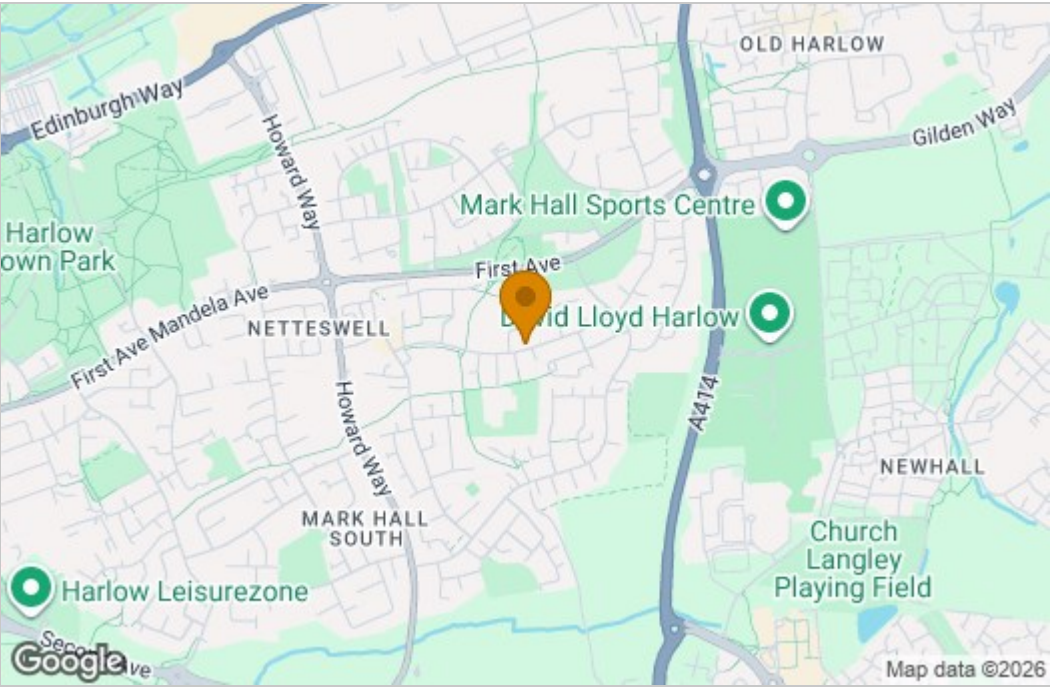


Total Area: approx. 99.8 m² ... 1074 ft²

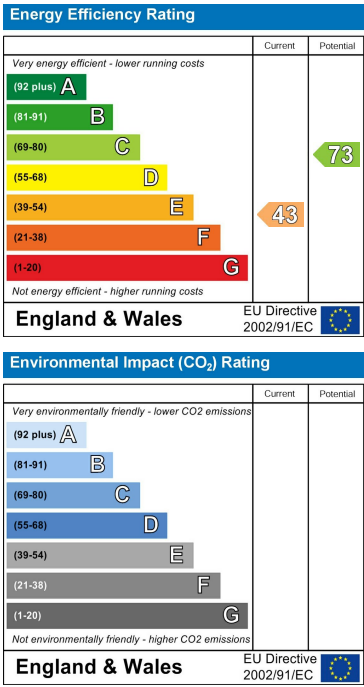
THE FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT TO SCALE.  
Measurements and features are approximate and may differ from the actual property. Verify all details independently; no liability is accepted for errors or omissions.

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Area Map



Energy Efficiency Graph



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