



FORTUNE & COATES

The People's Estate Agent

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



83 Brockles Mead, Harlow, CM19 4PU

Guide price £300,000

Guide Price: £300,000 - £325,000.

Fortune and Coates are delighted to offer to the market this spacious four-bedroom family home situated in the convenient location of Brockles Mead, Harlow.

Upon entering, you are welcomed into a generous entrance hallway, currently utilised as a dining area, creating a versatile and practical space.

The bright and spacious lounge offers an excellent space for relaxing and entertaining, with large sliding patio doors leading directly into the conservatory. Flooded with natural light, the conservatory provides an additional reception area overlooking the rear garden and offers flexibility as a dining room, playroom or home office.

Lounge 14'9" x 10'5" (4.5 x 3.2)

Kitchen 14'9" x 10'5" (4.5 x 3.2)

Conservatory 10'5" x 8'10" (3.2 x 2.7)

Bedroom 14'9" x 7'6" (4.5 x 2.3)

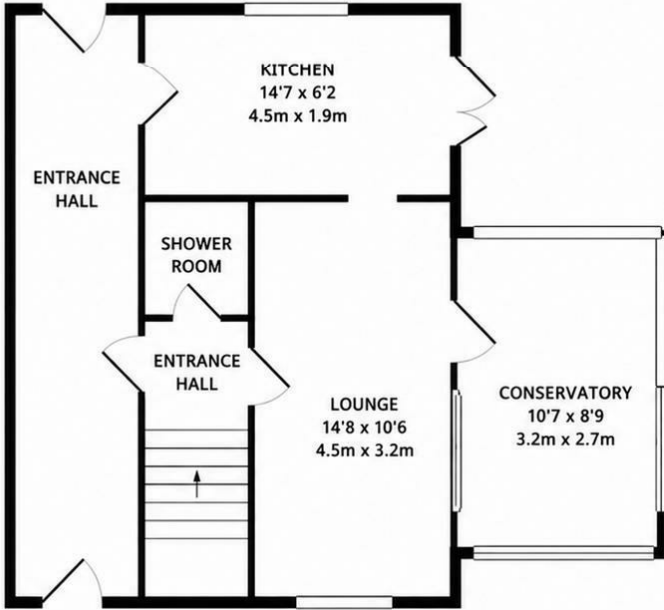
Bedroom 12'1" x 7'10" (3.7 x 2.4)

Bedroom 10'9" x 6'6" (3.3 x 2.0)

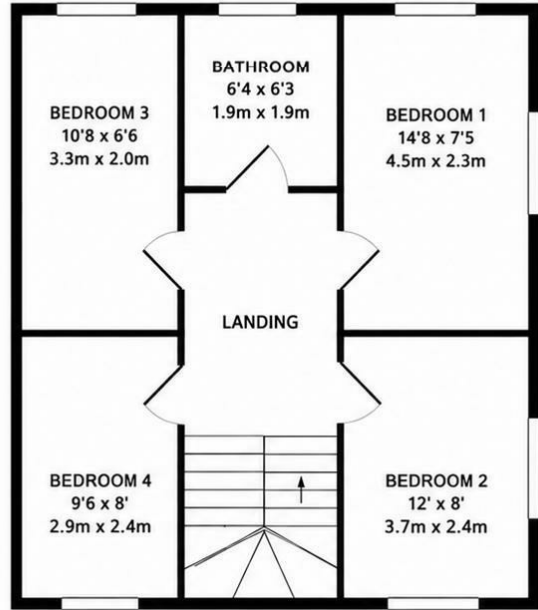
Bedroom 9'6" x 7'10" (2.9 x 2.4)

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



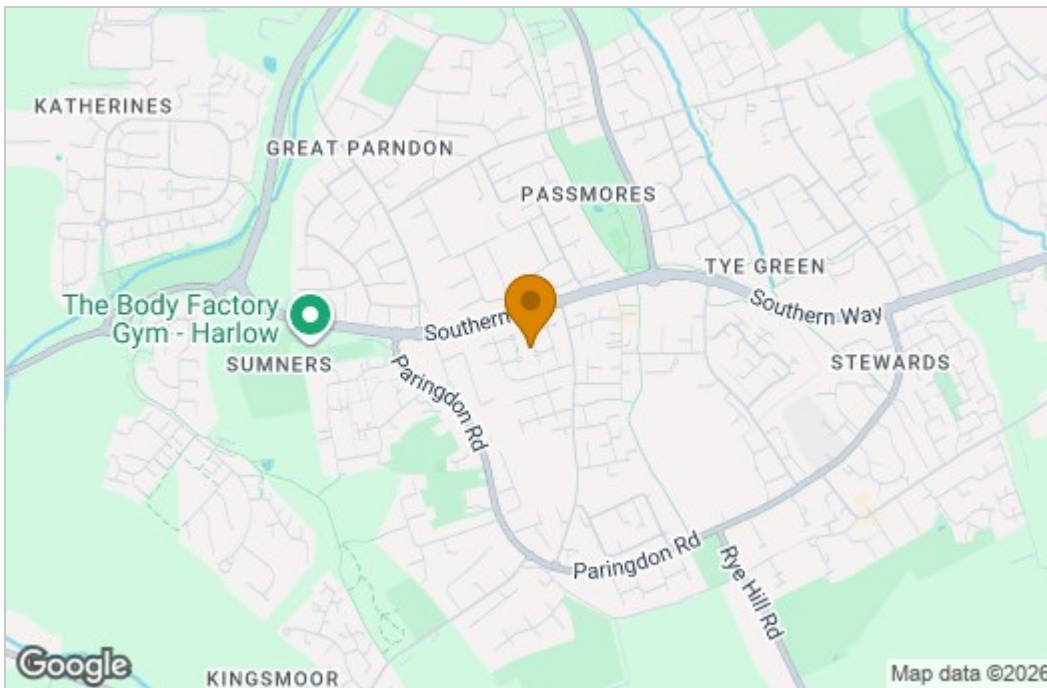
GROUND FLOOR



FIRST FLOOR

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.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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