



FORTUNE & COATES

The People's Estate Agent

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



1 Mulberry Gardens , Harlow, CM17 0EF

Guide Price- £425,000 - £450,000.

Fortune & Coates are pleased to offer to the market this well-presented link-detached, three-bedroom cart lodge/coach house in the sought-after gated development of Mulberry Gardens.

Upon entering, you benefit from a spacious entrance hallway that leads to all rooms, with beautiful natural oak flooring flowing throughout the property. The master bedroom benefits from an en-suite and built-in wardrobe space. The second bedroom is a large double, with more than enough space for wardrobes and desk space,

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1 Mulberry Gardens

, Harlow, CM17 0EF



- Three bedroom link detached coach house
- Nicely presented throughout
- Two bathrooms
- Open plan lounge/kitchen/dining room
- Balcony
- Secluded garden
- Off street parking for multiple vehicles with car port
- Close to local amenities

Lounge/kitchen/dining room

17'0" x 20'2" (5.20 x 6.16)

Bedroom

17'1" x 16'1" (5.23 x 4.92)

Bedroom

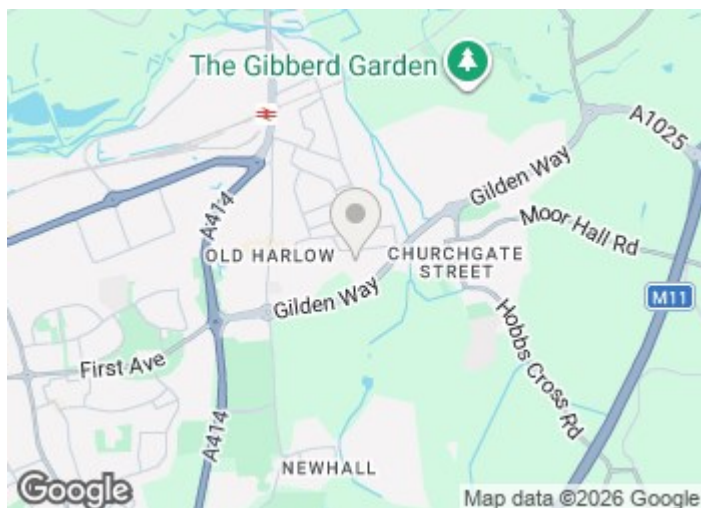
9'4" x 16'1" (2.87 x 4.92)

Bedroom/office

5'11" x 9'2" (1.82 x 2.81)

Balcony

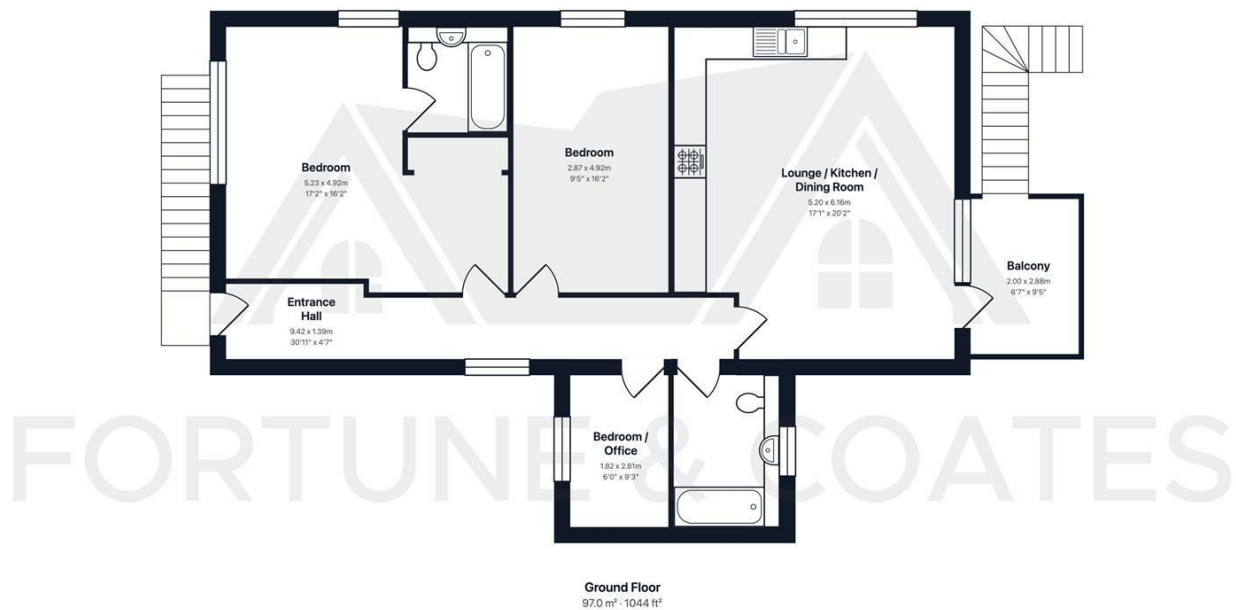
6'6" x 9'5" (2.00 x 2.88)



[Directions](#)



Floor Plan



Total Area: 97.0 m² ... 1044 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

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.

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