



FORTUNE & COATES

The People's Estate Agent

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27 Standingford, Harlow, CM19 5SN

Guide price **£390,000**

Guide Price: £390,000 - £410,000

Fortune and Coates are delighted to welcome to the market this lovely three bedroom family home situated in the sought after and popular location of Standingford, Harlow.

Upon entering, you are greeted by an inviting entrance hallway that provides access to a convenient downstairs W/C, as well as the spacious lounge and kitchen. The lounge is a particularly impressive feature of the home, boasting dual aspects that flood the room with natural light. A lovely fireplace adds a cosy touch, making it an ideal space for relaxation or entertaining, with ample room for a dining table and sliding patio doors that lead out to the rear garden.

Lounge 26'6" x 9'3" (8.08 x 2.84)

Kitchen 9'10" x 7'8" (3.00 x 2.36)

Bedroom 12'4" x 10'7" (3.76 x 3.25)

Bedroom 11'5" x 10'7" (3.48 x 3.25)

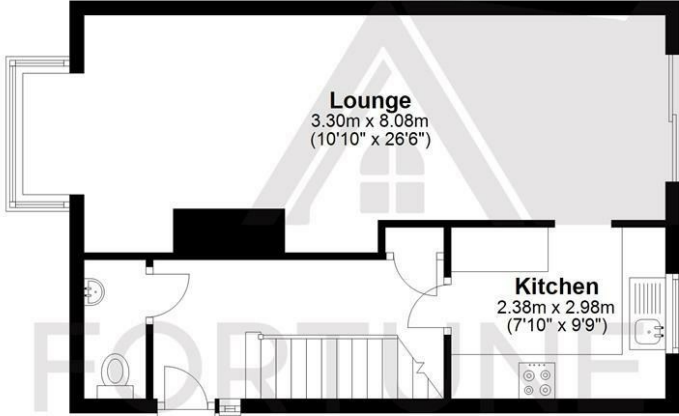
Bedroom 8'9" x 7'8" (2.67 x 2.34)

Please note that these particulars do not form part of any offer or contract. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate.

Floor Plan

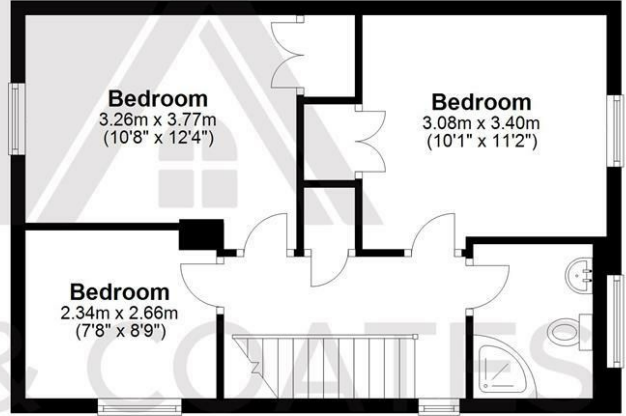
Ground Floor

Approx. 43.8 sq. metres (471.3 sq. feet)



First Floor

Approx. 43.1 sq. metres (463.6 sq. feet)

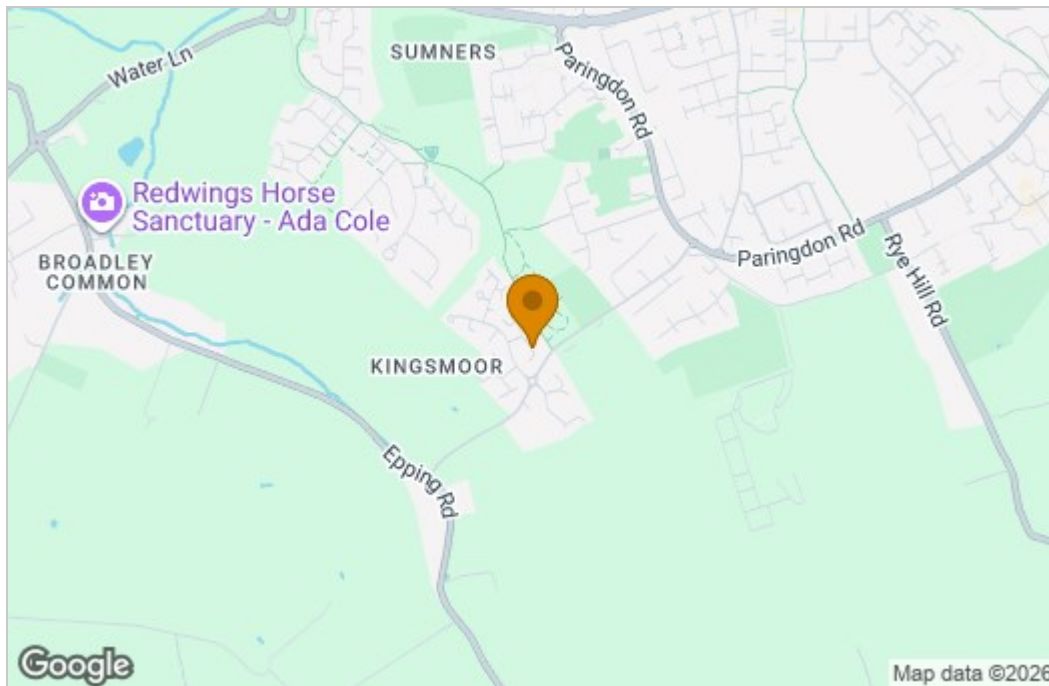


Total area: approx. 86.9 sq. metres (934.8 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE. Whilst every attempt had been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

Property marketing provided by www.fotomarketing.co.uk
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		69	
(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	

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