



**FORTUNE & COATES**

The People's Estate Agent

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**86 Ram Gorse, Harlow, CM20 1PZ**

**Offers in excess of £500,000**

Fortune and Coates are delighted to offer to the market this three bedroom semi-detached family home with double length garage situated in the popular and convenient location of Ram Gorse, Harlow.

The home is well presented throughout and comprises inviting entrance hallway with cloakroom/W.C, bright and spacious lounge/diner with patio doors that lead out to the rear garden, modern kitchen with range of wall and base units and some integrated appliances.

Upstairs offers three well proportioned bedrooms and family shower room. Outside, the lovely rear garden is approximately 100 feet in length with a sizable patio and lawned area which backs on to woodland and hosts an outbuilding/office complete with power. To the front is a double stretch garage and driveway for one vehicle.

This is a lovely home and recommend an early viewing.

Lounge/Diner 21'3" x 10'11" (6.48 x 3.35)

Kitchen 7'11" x 9'6" (2.42 x 2.91)

Cloakroom W.C.

Bedroom 9'8" x 12'10" max (2.95 x 3.92 max)

Bedroom 11'3" x 10'11" (3.43 x 3.35)

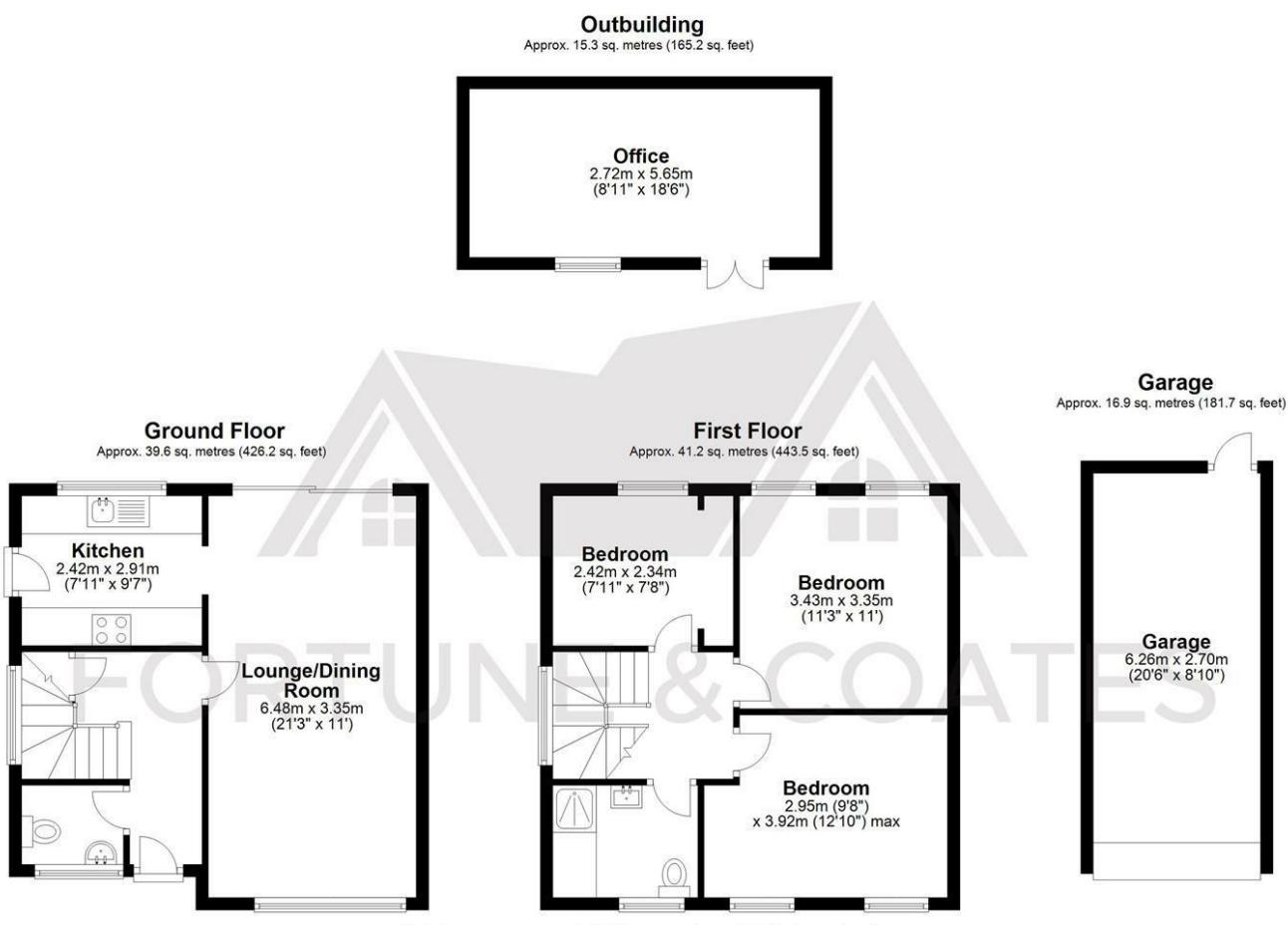
Bedroom 7'11" x 7'8" (2.42 x 2.34)

Garage 20'6" x 8'10" (6.26 x 2.7)

Outbuilding/office 8'11" x 18'6" (2.72 x 5.65)

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

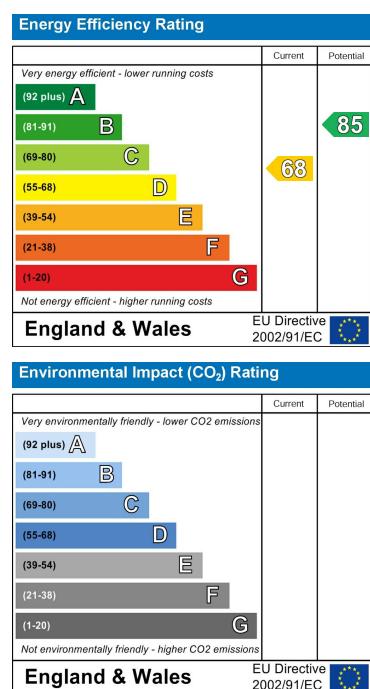


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## Area Map



## Energy Efficiency Graph



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.