



**FORTUNE & COATES**

The People's Estate Agent

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



**46 Green Hills, Harlow, CM20 3SY**

**Asking price £250,000**

Fortune and Coates are pleased to present to the market this two bedroom terraced house situated in Green Hills, Harlow. This property needs extensive modernisation throughout but has great potential.

Upon entering, you are greeted by an inviting entrance hallway that leads to the first floor and provides access to the well-appointed kitchen.

The spacious living and dining room is designed to be a bright and airy space thanks to its large windows that flood the area with natural light. This open-plan layout is ideal for entertaining family and friends, with sliding patio doors that seamlessly connect the indoor space to the low-maintenance rear garden.

Living room 13'3" x 11'4" (4.06 x 3.46)

Dining room 9'8" x 7'2" (2.97 x 2.19)

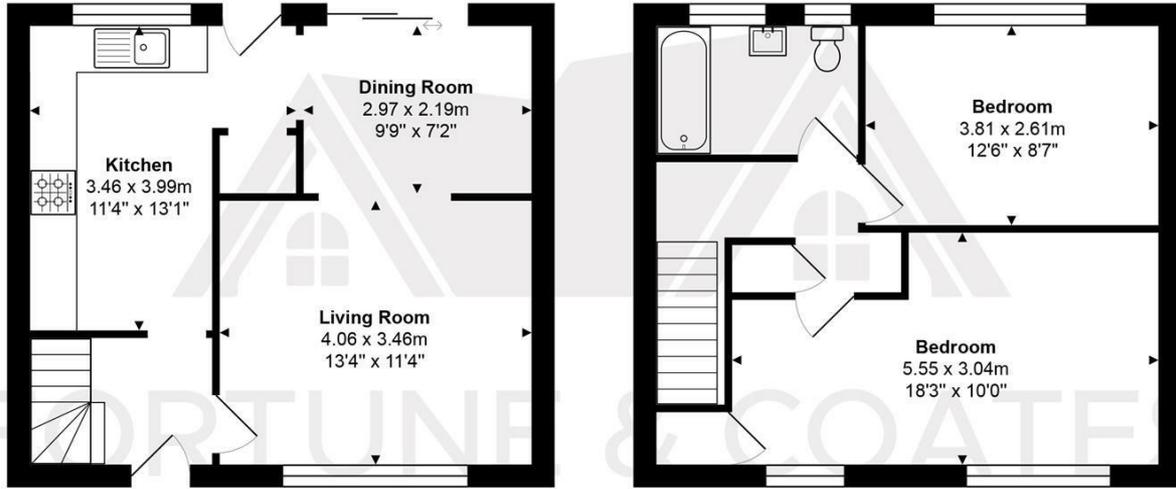
Kitchen 11'4" x 13'1" (3.46 x 3.99)

Bedroom 18'2" x 9'11" (5.55 x 3.04)

Bedroom 12'5" x 8'6" (3.81 x 2.61)

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

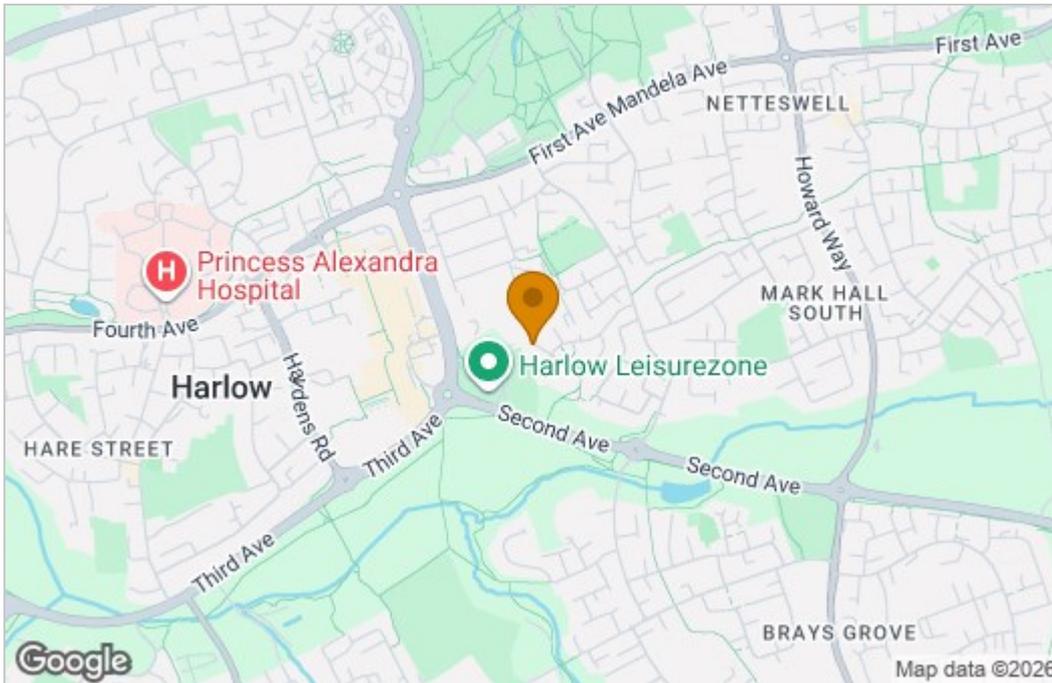
First Floor

Total Area: approx. 75.2 m<sup>2</sup> ... 809 ft<sup>2</sup>

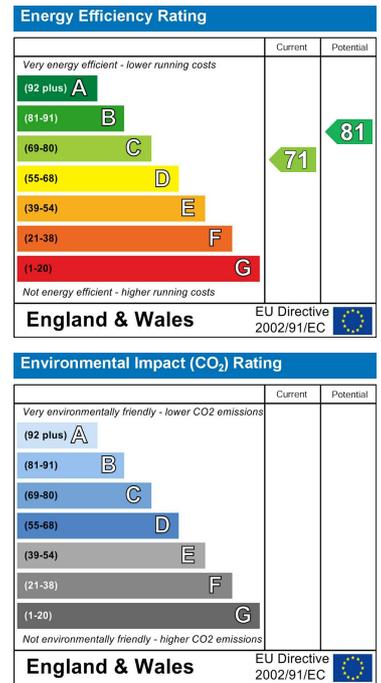
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Measurements and features are approximate and may differ from the actual property. Verify all details independently; no liability is accepted for errors or omissions.

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## Area Map



## Energy Efficiency Graph



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