



**FORTUNE & COATES**

The People's Estate Agent

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



**114 Ashworth Place, Harlow, CM17 9PW**

**Offers in excess of £340,000**

Fortune and Coates are excited to welcome to the market this wonderful two bedroom family home situated in the highly sought after and popular location of Ashworth Place, Church Langley, Harlow.

Upon entering, you are greeted by an inviting entrance hallway that provides access to the spacious living room, kitchen and downstairs W/C with stairs leading to the first floor. The lounge is a bright and airy space, featuring a lovely fireplace that adds a touch of warmth and character. This room seamlessly flows into a bright conservatory, where French patio doors open out onto the rear garden, creating an ideal setting for relaxation and entertaining.

The kitchen is well-appointed, boasting an integrated oven and hob, as well as space for a fridge/freezer, plumbing for washing machine/tumble dryer and ample

Living room 13'3" x 15'10" (4.05 x 4.83)

Kitchen 6'7" x 10'10" (2.02 x 3.31)

Conservatory 9'7" x 7'2" (2.93 x 2.19)

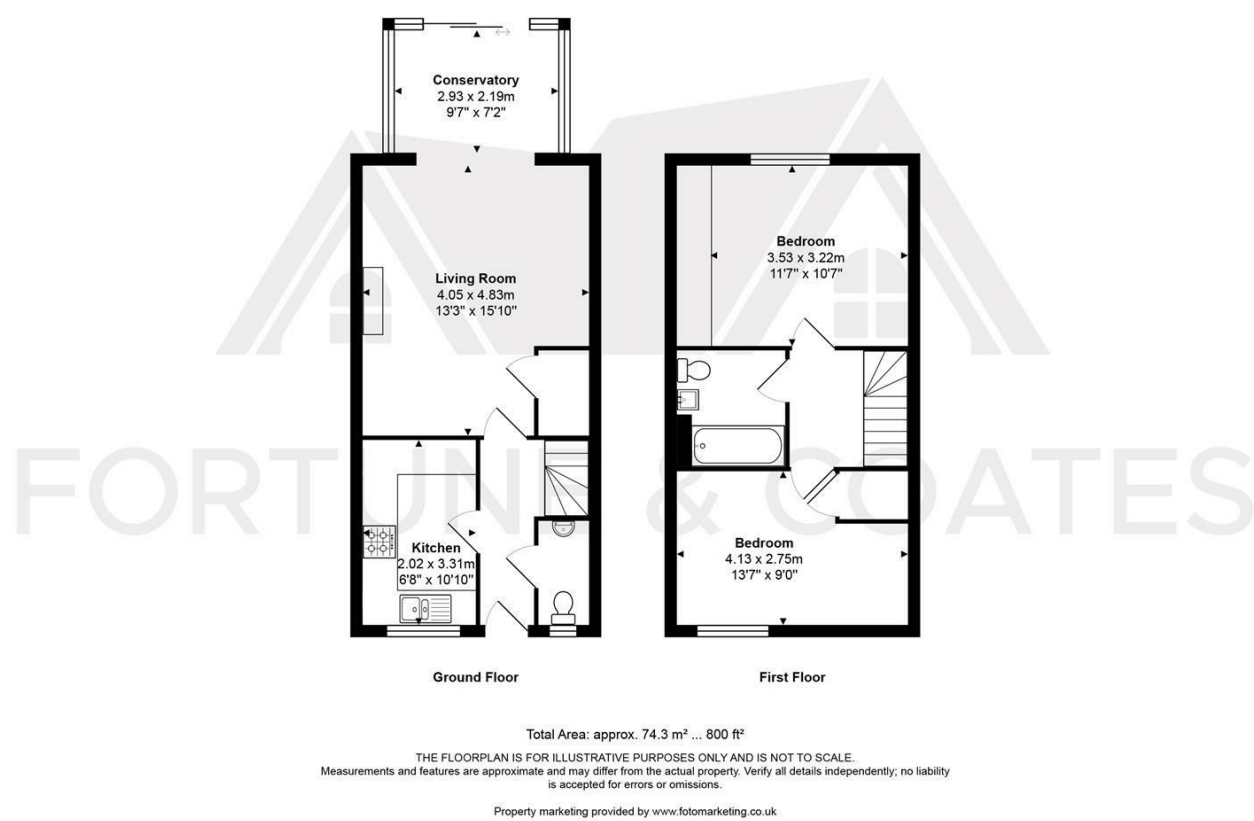
Bedroom 11'6" x 10'6" (3.53 x 3.22)

Bedroom 13'6" x 9'0" (4.13 x 2.75)

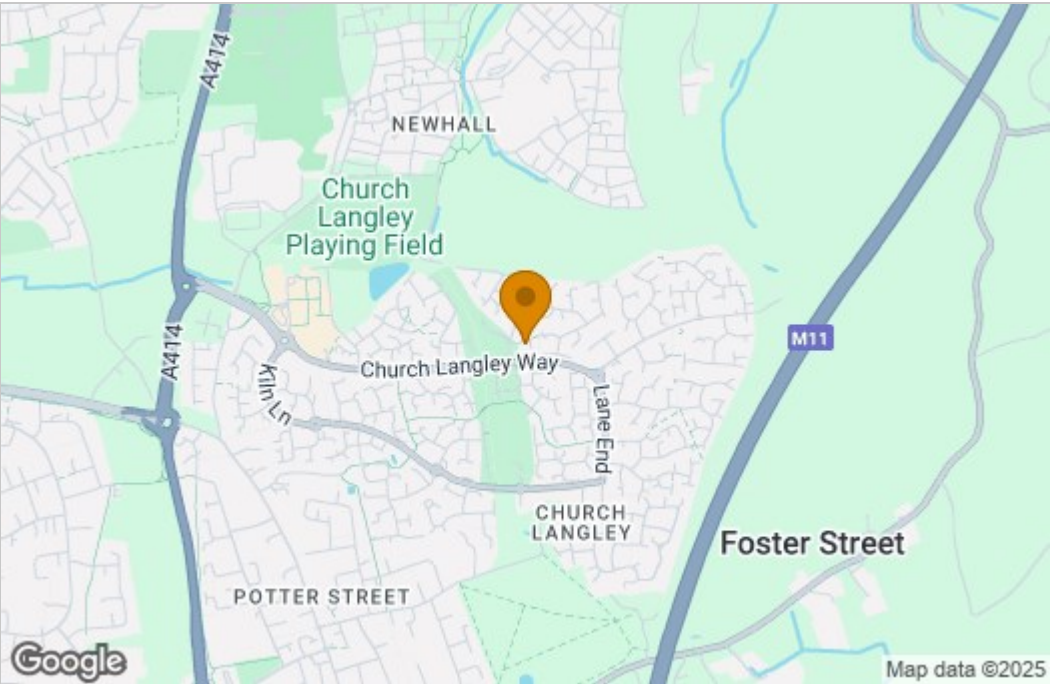
AGENT NOTE: The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property 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.



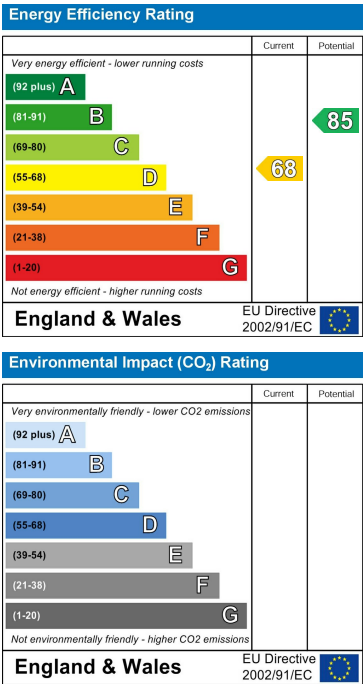
Floor Plan



Area Map



Energy Efficiency Graph



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