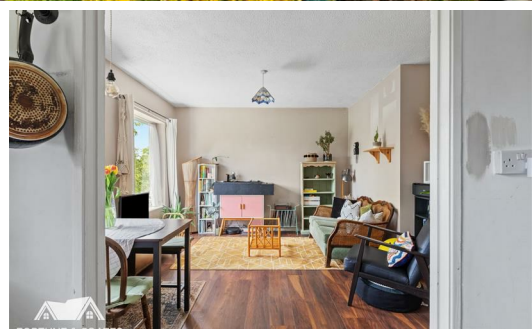




**FORTUNE & COATES**

The People's Estate Agent

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



**30 Broomfield, Harlow, CM20 2JZ**

**Offers in excess of £230,000**

Fortune and Coates are pleased to welcome to the market this two bedroom first floor maisonette situated in the sought after and convenient location of Broomfield, Harlow.

This home is well maintained and comprises it's own front door with stairs that lead up to an inviting hallway with access to all of the rooms. The living room is bright and airy and comfortable with space for relaxing and dining. Following on to the modern kitchen that offers a range of wall and base units with integrated oven, hob, and dishwasher, space for a fridge/freezer and plenty of cupboard space.

Both bedrooms are generous doubles and the family bathroom has an in bath shower and heated towel rail. The utility area has plumbing for a washing machine and has room for a tumble dryer. Outside, to the rear of the property is a private garden which is perfect for entertaining.

Living Room 14'4" x 13'0" (4.38 x 3.97)

Kitchen 6'4" x 13'0" max (1.95 x 3.97 max)

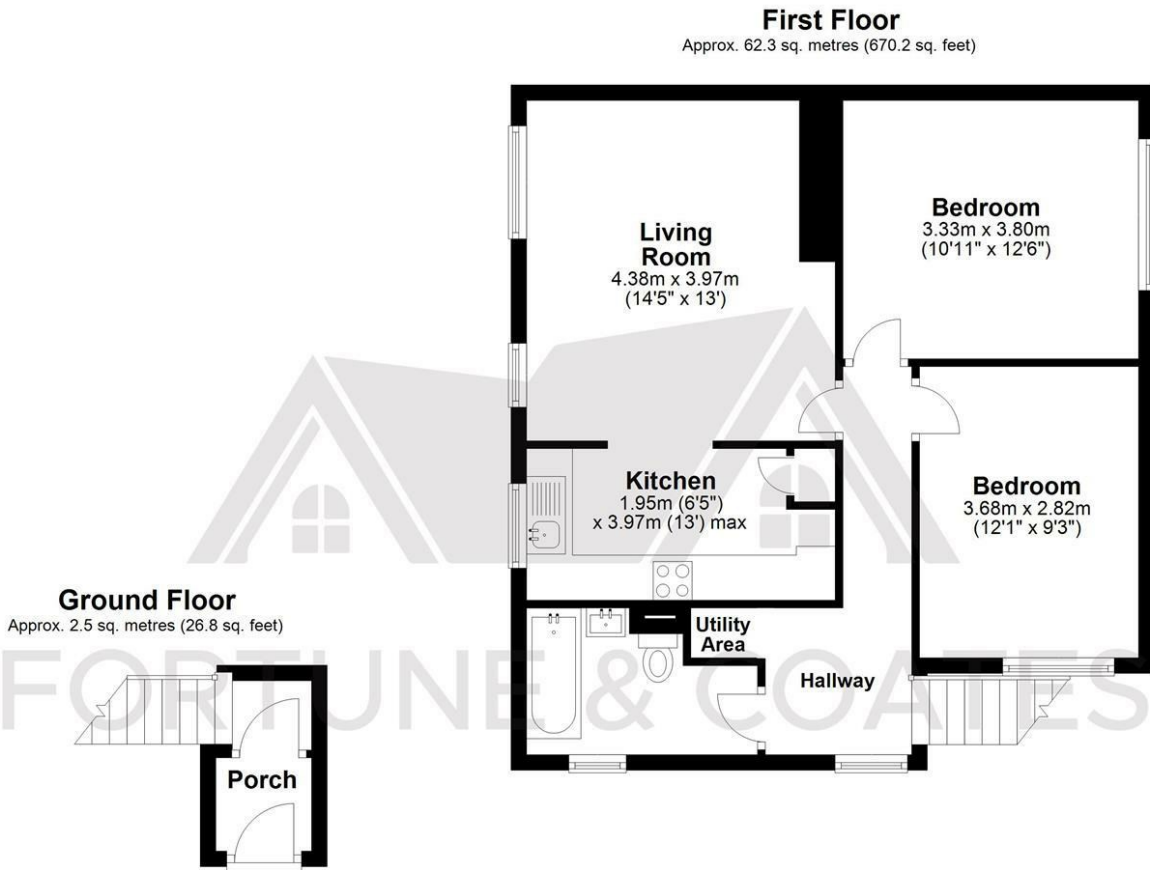
Bedroom 10'11" x 12'5" (3.33 x 3.80)

Bedroom 12'0" x 9'3" (3.68 x 2.82)

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

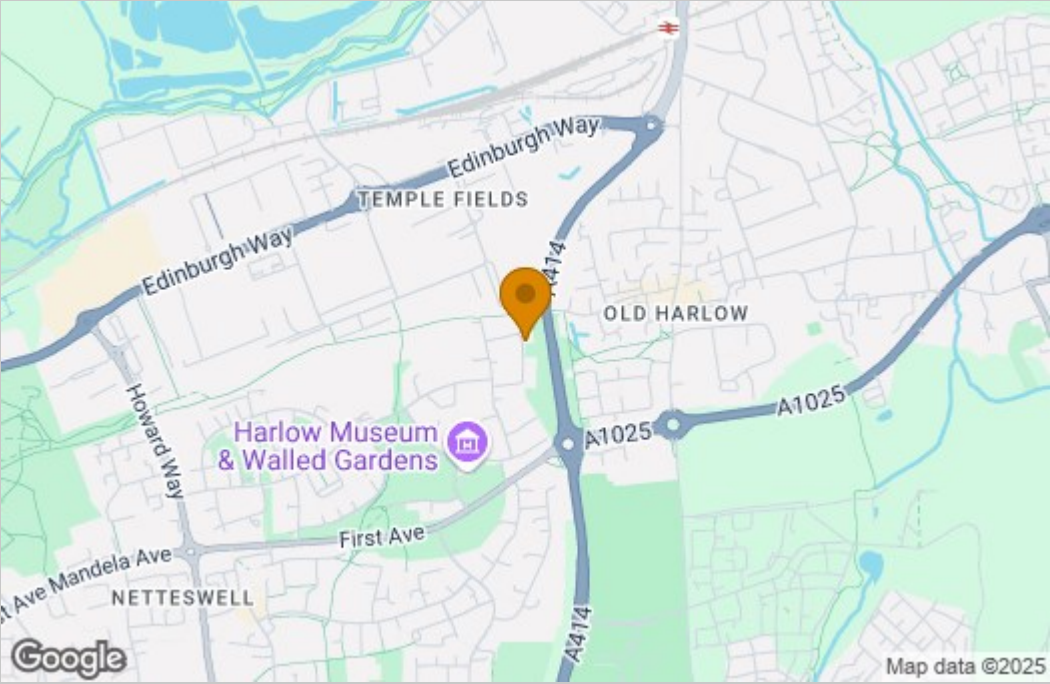


Total area: approx. 64.8 sq. metres (697.1 sq. feet)

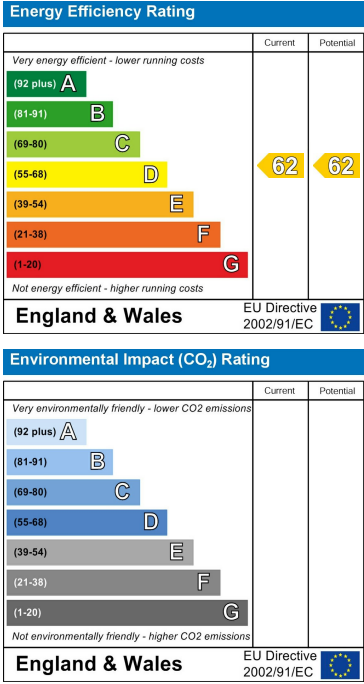
THE FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT TO SCALE. Measurements and features are approximate and may differ from the actual property. Verify all details independently; no liability is accepted for errors or omissions.

Property marketing provided by [www.fotomarketing.co.uk](http://www.fotomarketing.co.uk)

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.