



FORTUNE & COATES

The People's Estate Agent



## 24 Ryecroft , Harlow, CM19 4BE

Guide price £300,000

Guide Price: £300,000-£325,000.

This well presented two bedroom end of terraced house with potential to further extend to the side (STPP) and is conveniently within walking distance to Princess Alexandra hospital, Harlow Town centre and around a 15min walk to the Train Line with links into Liverpool Street.

The property consists of Entrance hallway with stairs to first floor, Kitchen with integrated appliances including oven and electric hob. Lounge/diner with laminate wood flooring and dual aspect windows. The first floor comprises of two double bedrooms with cupboards. Modern bathroom with shower above the bath. Further benefits include gas fired central heating, solar panels for hot water, and double glazed windows.

### Outside

To the front of the property is mainly laid to lawn with path leading to front door. To the rear the garden is on two levels a lower patio area and a upper area with artificial grass. Two Outbuildings to the side which could be demolished to make way for side extension (Subject to Planning)

- Close To Hospital And Town Centre
- Kitchen With Integrated Appliances
- Recently Re-decorated
- Modern Bathroom
- Two Double Bedrooms
- Potential To Further Extend (STPP)

### Viewing

Please contact us on 01279 797376 if you wish to arrange a viewing appointment for this property or require further information.



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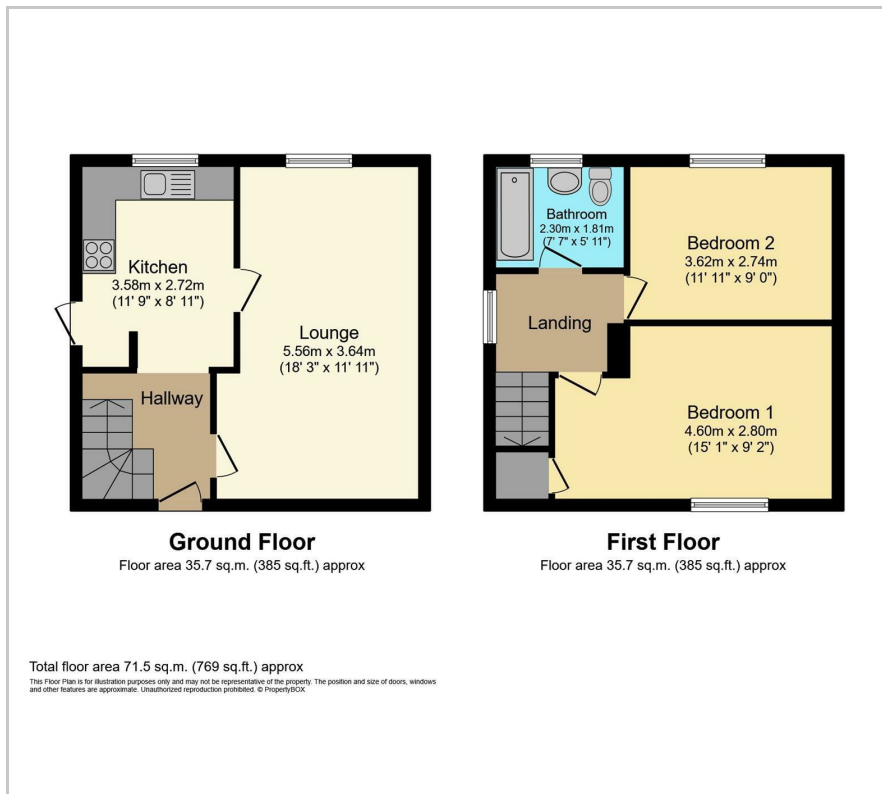


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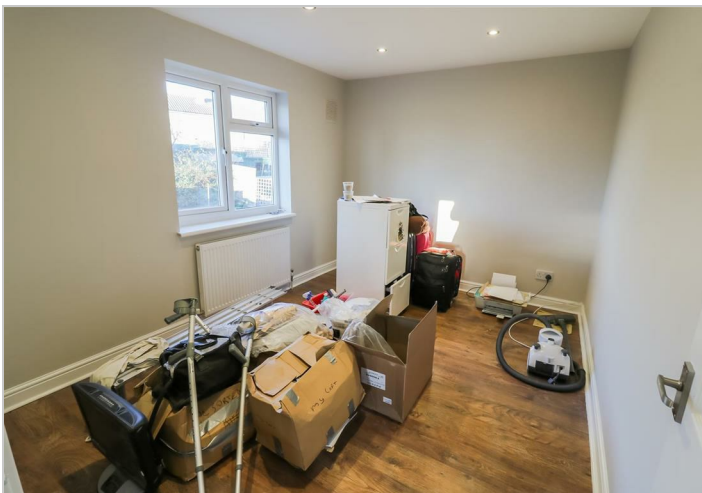
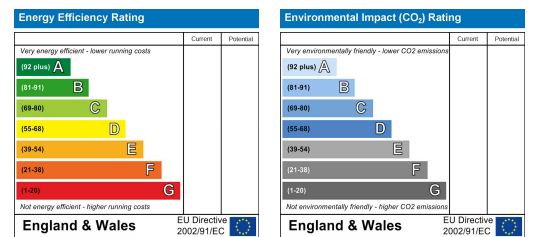
## Floor Plan



## Area Map



## Energy Efficiency Graph



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