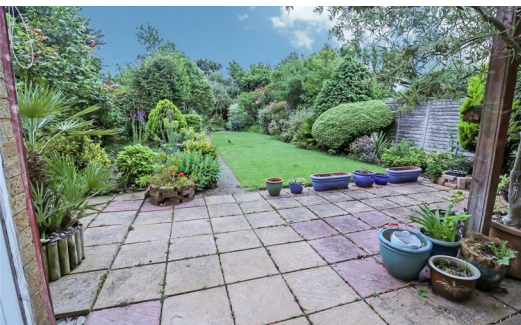




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FORTUNE & COATES

The People's Estate Agent



57 Little Brays, Harlow, CM18 6EP

Guide price £400,000

Guide Price £400,000-£425,000. Situated in the always popular turning of Little Brays is this three bedroom link detached family home. This property benefits from a spacious lounge, dining room, kitchen, downstairs W/C, also offering off road parking and a garage. To the first floor you have a family bathroom, and three well proportioned bedrooms. Externally you are provided with a large, well maintained rear garden giving you the potential to extend to the ground floor. Little Brays is located only a short walk from all your local amenities, and sits in a great catchment area for both primary and secondary schools.

Entrance 8'42 x 5'95 (2.44m x 1.52m)

Lounge 11'92 x 15'19 (3.35m x 4.57m)

Dining 14'16 x 11'99 (4.27m x 3.35m)

Kitchen 15'16 x 7'12 (4.57m x 2.13m)

Landing 11'71 x 5'96 (3.35m x 1.52m)

Bathroom 6'98 x 7'18 (1.83m x 2.13m)

Bedroom 1 11'73 x 11'95 (3.35m x 3.35m)

Bedroom 2 15'06 x 9'26 (4.72m x 2.74m)

Bedroom 3 10'09 x 8'92 (3.28m x 2.44m)

Floor Plan



This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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