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**FORTUNE & COATES**

The People's Estate Agent



FORTUNE & COATES



**52 Plumtree Drive, Harlow, CM17 0FP**

**Guide price £300,000**

Guide Price £300,000- £315,000

Fortune and Coates are pleased to offer to the market this outstanding two bedroom Coach house located in Plumtree Drive, Gilden Way, Harlow.

Built in 2019, this this bright and spacious home offers you plenty of natural light, an open plan lounge/kitchen area with range of modern wall and base units including an integrated oven and hob. The lounge/dining area is perfect for entertaining guests and features your very own balcony.

The two stylish bedrooms are well proportioned in size and there is a modern family bathroom as well as utility and pantry areas

To the exterior you have an allocated car port.

**Kitchen/Lounge/Diner 19'5" x 11'6" (5.94 x 3.51)**

**Bedroom 11'6" x 11'7" (3.53 x 3.55)**

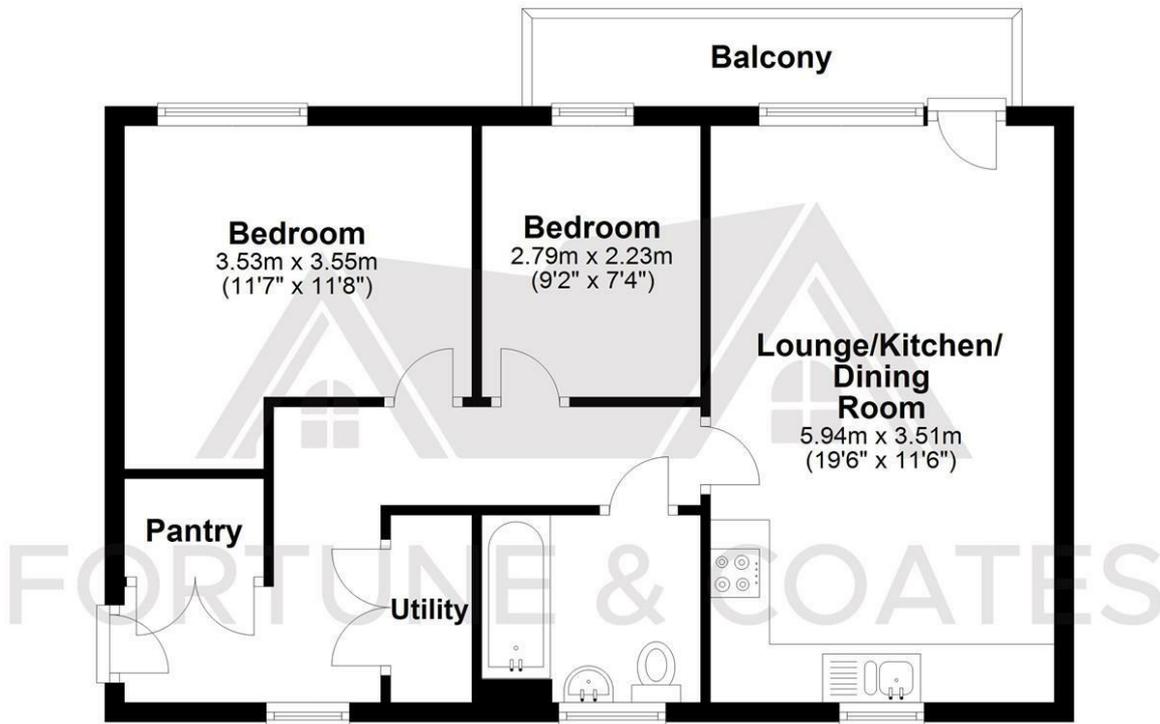
**Bedroom 9'1" x 7'3" (2.79 x 2.23)**

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

**Coach House**

Approx. 56.3 sq. metres (606.4 sq. feet)

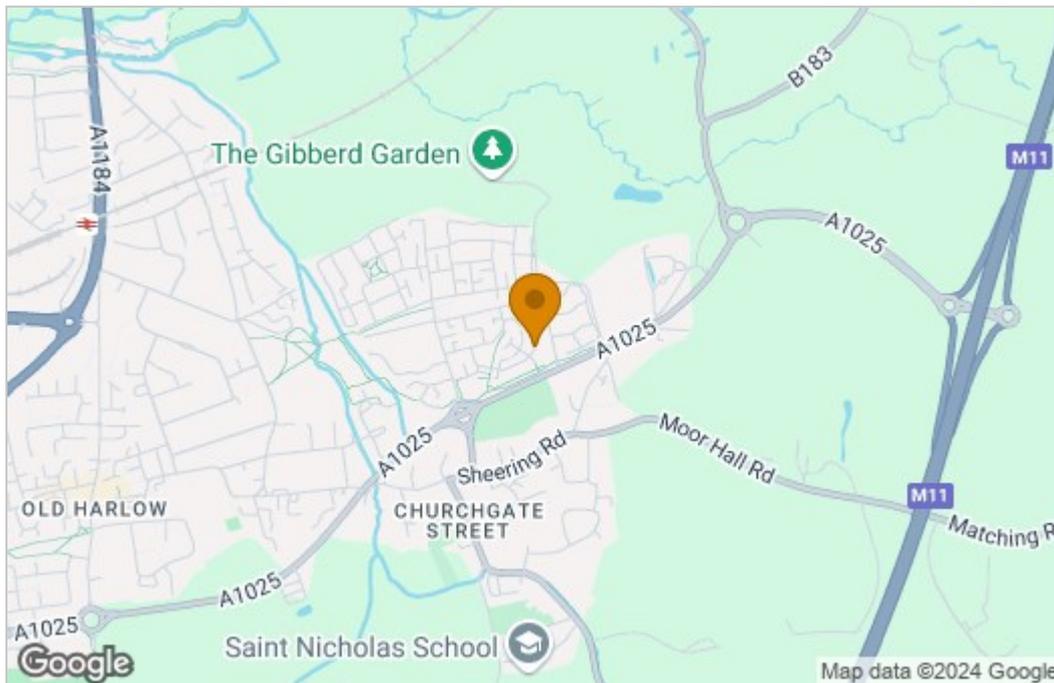


Total area: approx. 56.3 sq. metres (606.4 sq. feet)

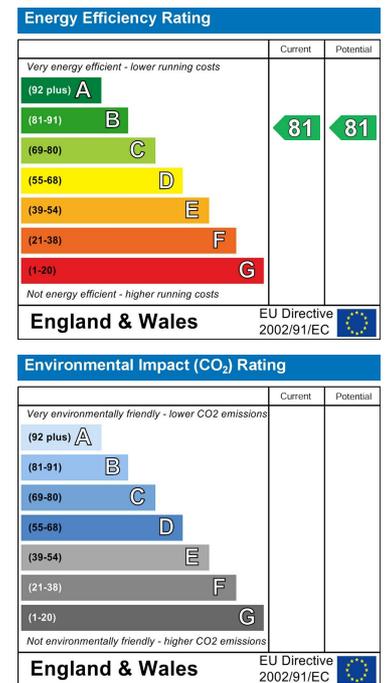
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Area Map



Energy Efficiency Graph



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