



FORTUNE & COATES

The People's Estate Agent

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



158 Church Leys, Harlow, CM18 6DB

Asking price £325,000

Fortune & Coates are delighted to offer to the market this well-presented two double bedroom end of terrace family home, situated in the popular and convenient location of Church Leys, Harlow.

Upon entering, you are welcomed into a bright entrance hallway, featuring stairs rising to the first floor, a convenient ground floor shower room, and access through to the spacious lounge/diner. This generous reception room is flooded with natural light from the large sliding patio doors opening directly onto the rear garden and offers ample space for both comfortable seating and family dining. A useful under stairs storage cupboard provides additional practicality.

The kitchen/breakfast room is well-appointed with a range of wall and base units offering excellent cupboard and worktop space. Benefiting from integrated double

Lounge 11'6" x 18'5" (3.53 x 5.62)

Kitchen/Utility 6'6" x 19'6" (1.99 x 5.96)

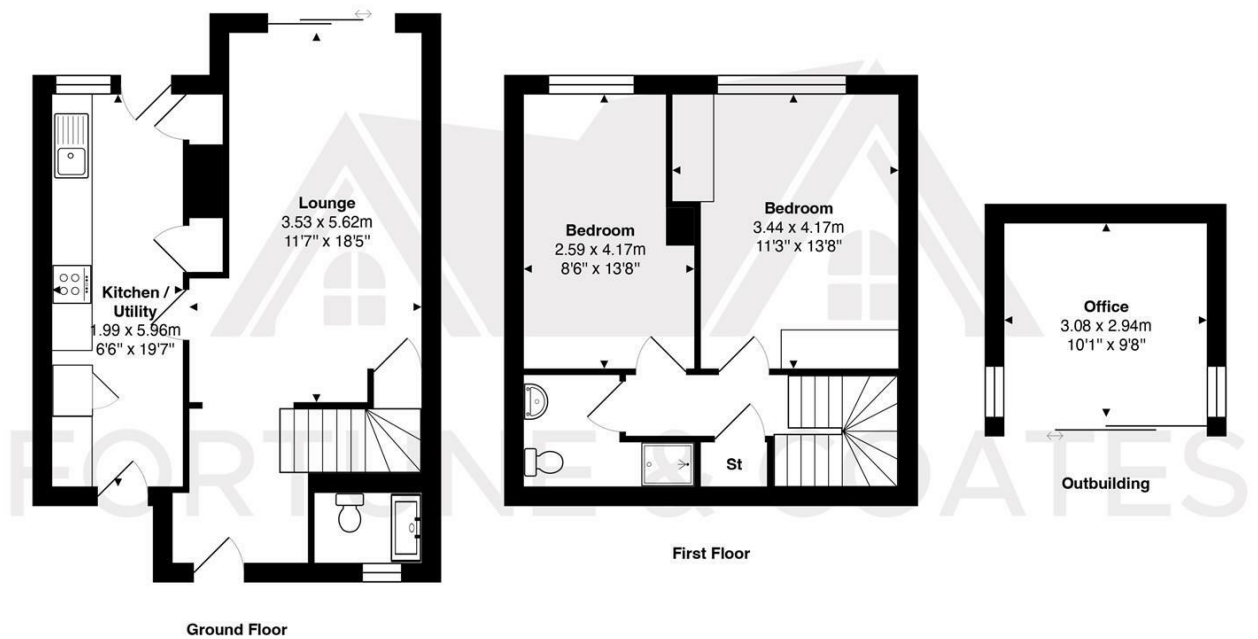
Bedroom 11'3" x 13'8" (3.44 x 4.17)

Bedroom 8'5" x 13'8" (2.59 x 4.17)

Office 10'1" x 9'7" (3.08 x 2.94)

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

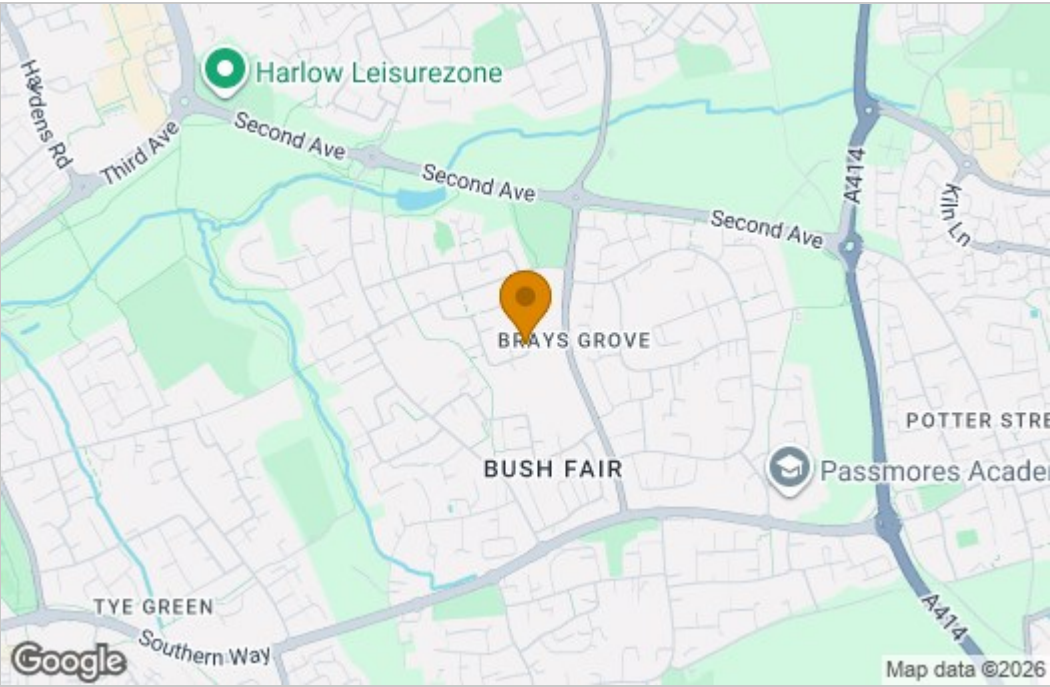


Total Area: approx. 83.7 m² ... 901 ft²

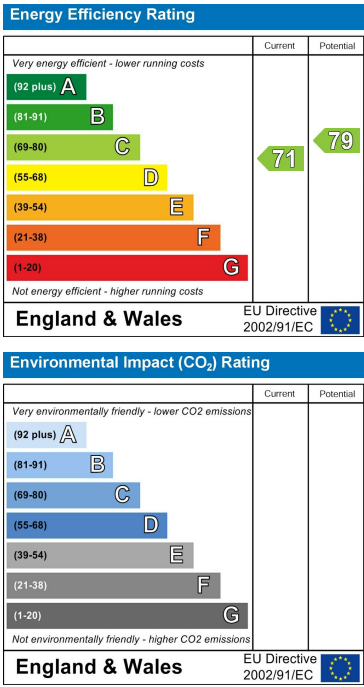
THE FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT TO SCALE.
Measurements and features are approximate and may differ from the actual property. Verify all details independently; no liability is accepted for errors or omissions.

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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 firm's employment has the authority to make or give any representation or warranty in respect of the property.