



**FORTUNE & COATES**

The People's Estate Agent

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**2 Juniper Road, Harlow, CM17 0FU**

**Offers in excess of £510,000**

Fortune and Coates are delighted to offer to the market this outstanding four bedroom link-detached family home situated in the new development of Juniper Road, Gilden Park, Harlow.

The home was built in 2020 and is presented to a high standard throughout and comprises an inviting entrance hallway with stairs to the first floor, relaxing lounge with lots of natural light, bay window and french doors overlooking the rear garden, modern kitchen/dining room with range of wall and base units, integrated oven and hob and other appliances, space for a family dining table and french doors out to the rear garden, utility room with extra storage cupboards and access to the cloakroom/W.C.

Upstairs, the primary bedroom hosts an en-suite shower room, the second double bedroom is of generous proportions with built in wardrobes and the two further

**Living Room 19'10" x 9'8" (6.07 x 2.97)**

**Kitchen/Diner 18'4" x 9'1" (5.59 x 2.79)**

**Utility 5'2" x 6'7" (1.58 x 2.01)**

**Primary Bedroom 18'4" max x 9'11" (5.59 max x 3.04)**

En-Suite

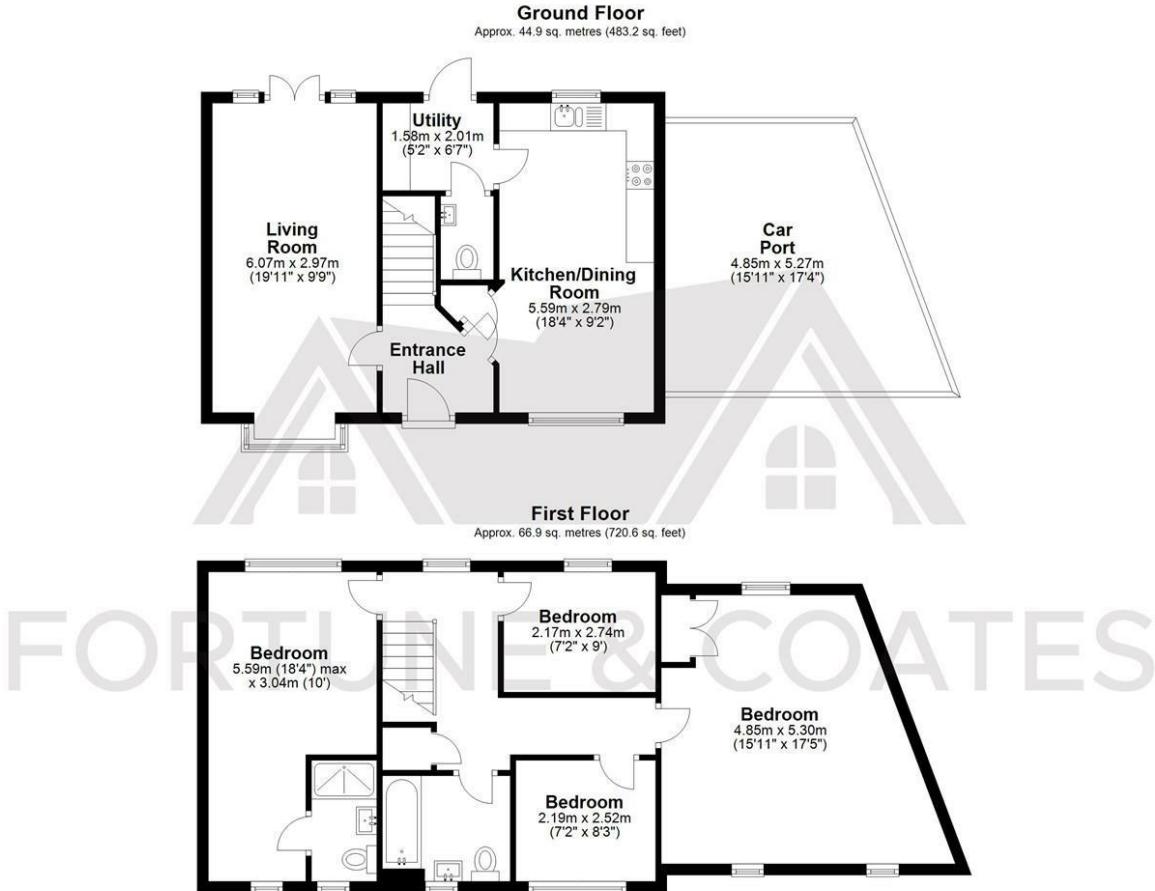
**Bedroom 15'10" x 17'4" (4.85 x 5.30)**

**Bedroom 7'1" x 8'11" (2.17 x 2.74)**

**Bedroom 7'2" x 8'3" (2.19 x 2.52)**

**AGENT NOTE:** The information provided about this property does not constitute or form part of an offer or contract, nor may be 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.

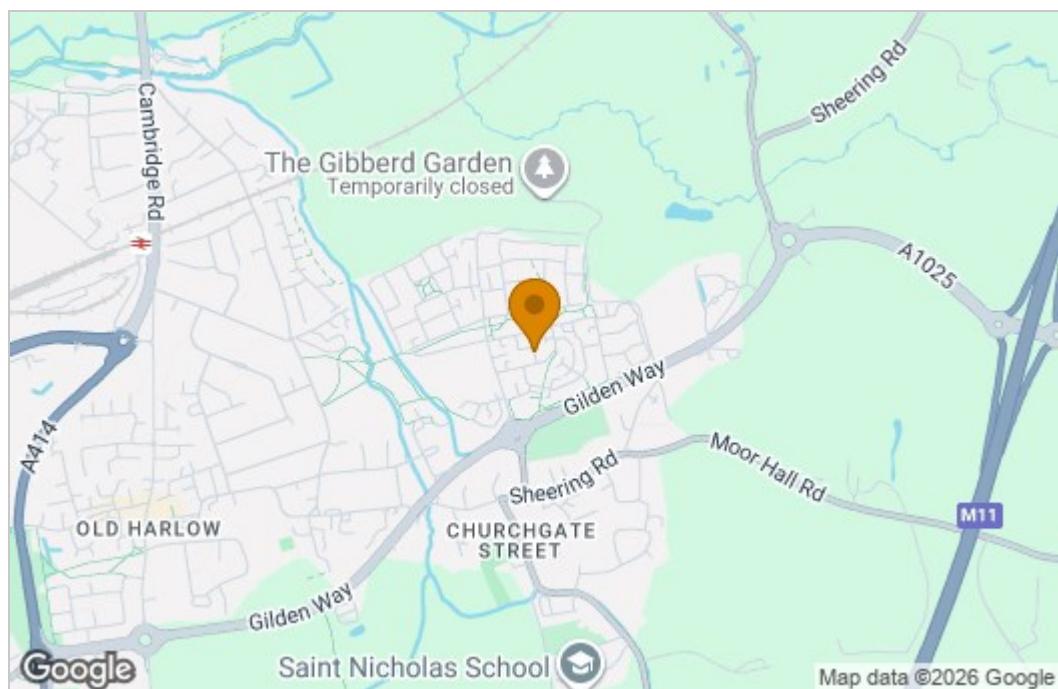
## Floor Plan



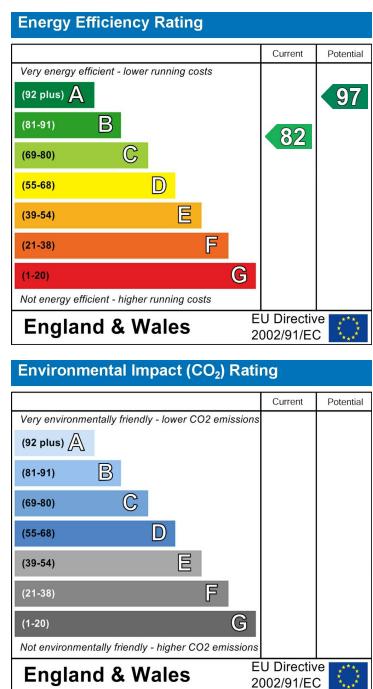
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## Area Map



## 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 firms employment has the authority to make or give any representation or warranty in respect of the property.