FORTUNE & COATES

The People's Estate Agent

https://www.fortuneandcoates.co.uk

44 Abbotsweld, Harlow, CM18 6TG

Guide price £340,000

Guide Price: £340,000 - £360,000

Fortune and Coates are delighted to offer to the market this spacious three-bedroom family home situated in the popular location of Abbotsweld, Harlow.

Upon entering, you are welcomed into an entrance hallway with stairs rising to the first floor. The bright and spacious living room offers ample room for relaxing and entertaining, with a charming feature fireplace creating a welcoming focal point. The living room flows seamlessly into the reception/dining room to the rear, providing a versatile space ideal for family dining and entertaining, with direct access to the rear garden.

The kitchen comprises a range of shaker-style wall and base units providing ample cupboard and worktop space, complemented by a tiled splash back, space for a

Fortune & Coates, Unit 16, Greenway Business Centr Harlow, Essex, CM19 5QE
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Living room 12'4" x 21'2" (3.76 x 6.47)

Kitchen 7'5" x 10'9" (2.27 x 3.29)

Extension 17'5" x 7'9" (5.33 x 2.38)

Bedroom 9'3" x 14'4" (2.83 x 4.37)

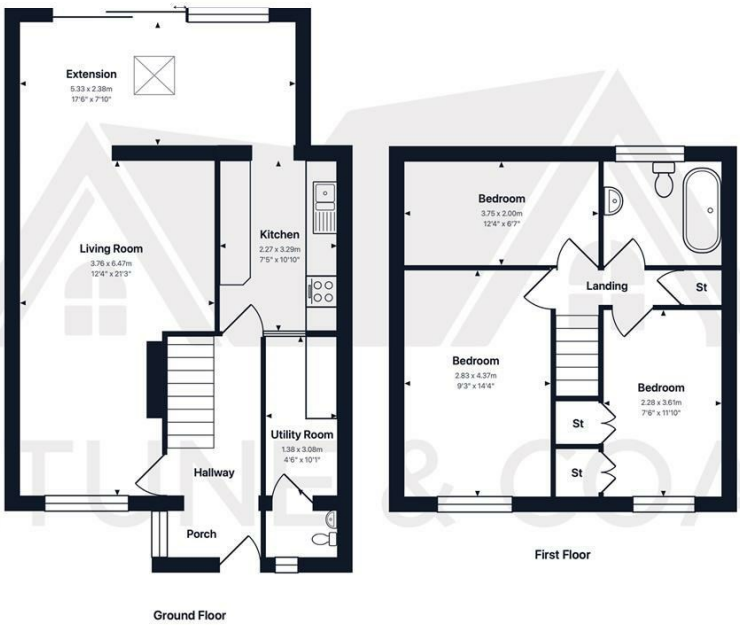
Bedroom 7'5" x 11'10" (2.28 x 3.61)

Bedroom 12'3" x 6'6" (3.75 x 2.00)

Utility room 7'5" x 10'9" (2.27 x 3.29)

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

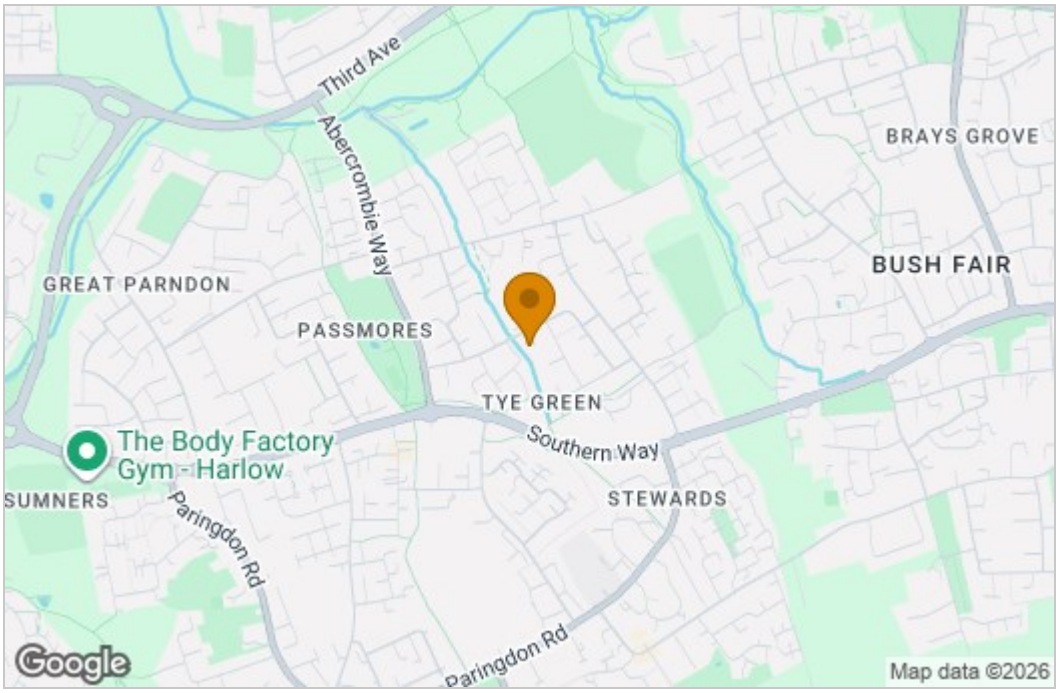


Total Area: 91.6 m² ... 986 ft²

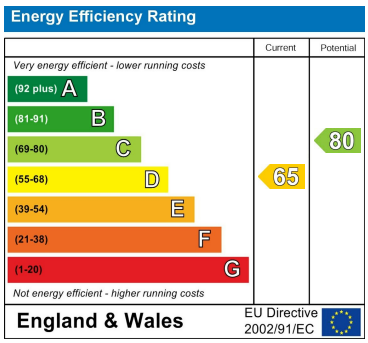
THE FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT TO SCALE.
Measurements and features are approximate and may differ from the actual property.
Verify all details independently; no liability is accepted for errors or omissions.

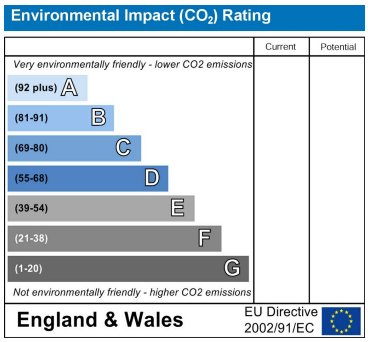
Property marketing provided by www.fotomarketing.co.uk

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.

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