FORTUNE & COATES

The People's Estate Agent

https://www.fortuneandcoates.co.uk









65 Victoria Gate, Harlow, CM17 9TB

Asking price £450,000

Fortune & Coates are delighted to offer to the market this well-presented, chain free, three-bedroom semi-detached family home, situated in a private cul-de-sac location in Victoria Gate, Church Langley, Harlow.

Upon entering, you are welcomed into an entrance hallway with stairs rising to the first floor and access to the spacious lounge, offering a bright and inviting space for relaxing with family and friends, featuring wooden flooring and a useful under stairs storage cupboard.

To the rear is the separate dining area, providing ample space for a dining table and flowing through to the extended reception area, which benefits from tiled flooring and French doors opening directly onto the rear garden, allowing plenty of natural light to fill the room.

Fortune & Coates, Unit 16, Greenway Business Centr Harlow, Essex, CM19 5QE
Tel: 01279 797376 Email: Sales@fortuneandcoates.co.uk

Living room 13'1" x 14'9" (4.00 x 4.52)

Kitchen 7'0" x 10'10" (2.14 x 3.31)

Dining area 8'7" x 10'10" (2.64 x 3.31)

Extension 12'0" x 6'9" (3.66 x 2.08)

Bedroom 9'9" x 12'6" (2.98 x 3.82)

Bedroom 9'9" x 10'4" (2.98 x 3.17)

Bedroom 5'11" x 10'4" (1.81 x 3.16)

Garage 7'10" x 17'5" (2.40 x 5.33)

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



Ground Floor
45.1 m² · 485 ft²

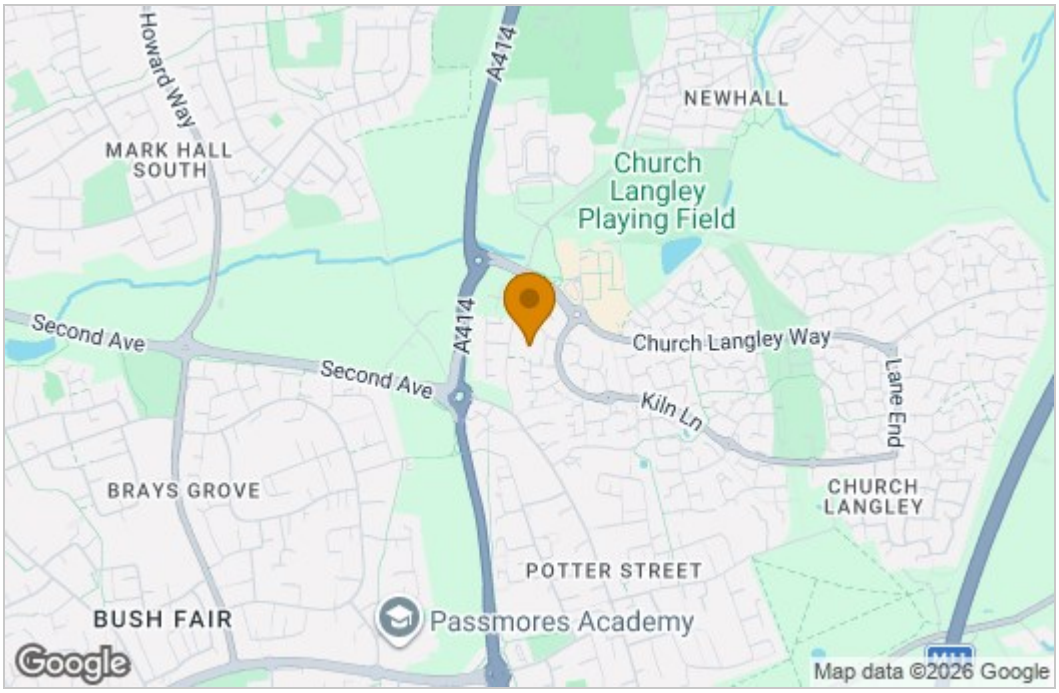
First Floor
37.0 m² · 398 ft²

Total Area: 94.9 m² ... 1022 ft²

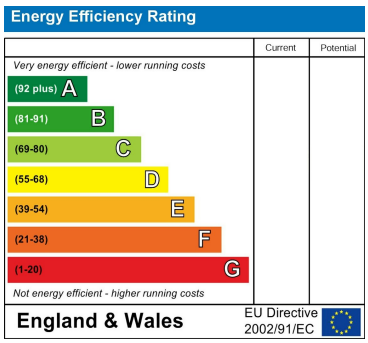
THE FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT TO SCALE.
Measurements and features are approximate and may differ from the actual property.
Verify all details independently; no liability is accepted for errors or omissions.

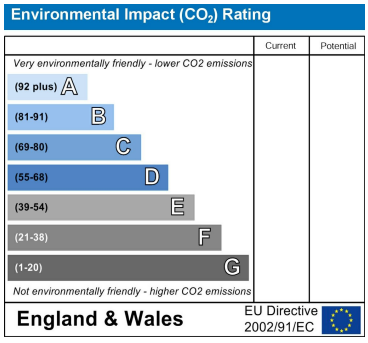
Property marketing provided by www.fotomarketing.co.uk

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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