



FORTUNE & COATES

The People's Estate Agent

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45 Wattle Road, Harlow, CM17 0GE

Guide price £425,000

Guide Price: £425,000 - £450,000

Fortune & Coates are delighted to offer to the market this beautifully presented three-bedroom family home, situated in the popular Gilden Park development on Wattle Road, Harlow.

Upon entering, you are welcomed into an entrance hallway with stairs rising to the first floor, useful built-in storage and a convenient downstairs W/C.

The kitchen comprises a range of modern wall and base units providing ample cupboard and worktop space, complemented by an integrated oven, hob and fridge/freezer.

Living room 14'8" x 14'4" (4.49 x 4.39)

Kitchen 7'9" x 11'11" (2.38 x 3.65)

Bedroom 8'2" x 13'5" (2.51 x 4.1)

Bedroom 8'2" x 9'10" (2.51 x 3.00)

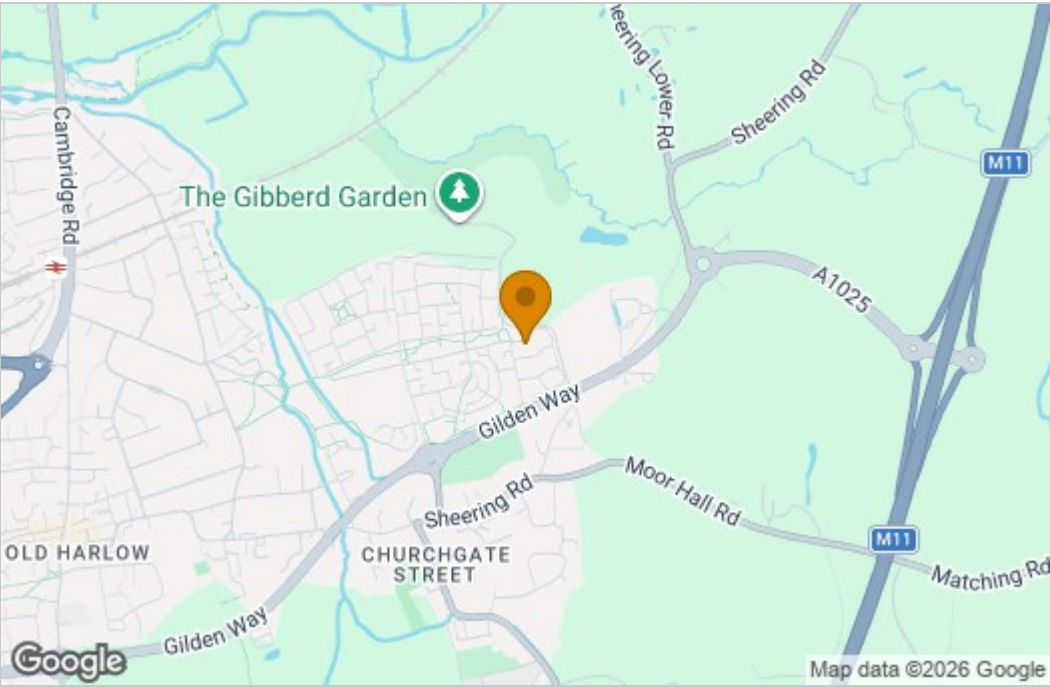
Bedroom 6'0" x 8'7" (1.83 x 2.64)

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.

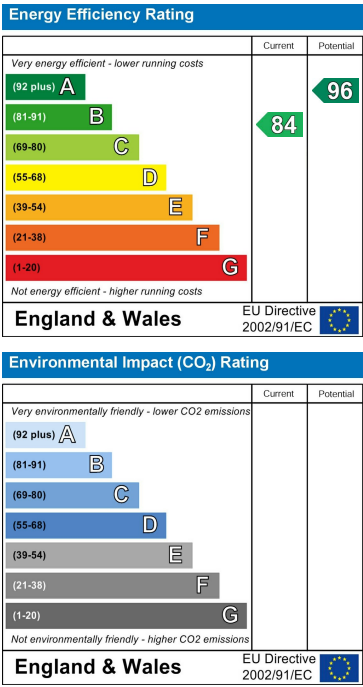
Floor Plan



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.